



Apt 4, Claremont House, 25 Victoria Avenue, Harrogate, HG1 5QQ

£1,500 pcm

Bond £1,730

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

A beautifully presented, two bedroom ground floor apartment in the heart of Harrogate, with gated parking and spacious accommodation. The apartment comprises, entrance hall, large living room, master bedroom with en-suite bathroom, further double bedroom and shower room.

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- * Two bedroom, ground floor flat
- * Fantastic town centre location
- * 1 Reception room, 2 Bedrooms, 2 Bathrooms
- * Allocated gated parking
- * Gas central heating and double glazing
- * Rent £1500 pcm excluding all utilities
- * Deposit £1730

ENTRANCE HALL

With useful store cupboards.

LIVING ROOM

Large living room with floor to ceiling windows.

KITCHEN

With modern units, integrated appliances, gas hob and window to the front

MASTER BEDROOM

With window to the front.

EN-SUITE BATHROOM

6' 2" x 5' 6" (1.9m x 1.7m) Bath with shower over and glazed side screen, basin and WC.

BEDROOM TWO

With window to the front.

SHOWER ROOM

7' 10" x 4' 7" (2.4m x 1.4m) With large shower enclosure, basin and WC.

OUTSIDE

There is an allocated parking space within a gated car park.

COUNCIL TAX

The property has been placed in Council Tax band D.

SERVICES

All mains services are connected to the property .
Mobile coverage - EE, Vodafone, Three(Good outdoor, variable in-home), O2
Broadband - Basic 16 Mbps, Ultrafast 1000 Mbps
Network availability - OpenReach, Virgin Media, City Fibre

Information obtained via:
<https://checker.ofcom.org.uk/>

USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning &

development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=10093033829>

Verity Frearson

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		