



Apt 10, Claremont House, 25 Victoria Avenue, Harrogate, HG1 5QQ
£1,500 pcm **Bond £1,730**

A bond/deposit will be required in advance.

A beautifully presented, two bedroom second floor apartment, in the heart of Harrogate, with lift access and gated parking.

The apartment comprises, entrance hall, large living room, master bedroom with en-suite bathroom, further double bedroom and shower room.

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- * Second floor, two bedroom apartment with lift
- * Fantastic town centre location
- * 1 Reception room, 2 Bedrooms, 2 Bathrooms
- * Allocated space in gated car park
- * Gas central heating and double glazing
- * Rent £1500 pcm excluding all utilities
- * Deposit £1730

COMMUNAL ENTRANCE
With lift and stairs to the second floor.

PRIVATE ENTRANCE HALL
With useful store/utility cupboard.

LIVING ROOM
Large living room with windows to the side.

KITCHEN
With a range of modern units, granite worktops, integrated fridge/freezer, dishwasher, electric oven, gas hob, extractor and Velux window.

MASTER BEDROOM
With window to the side.

EN-SUITE BATHROOM
7' 10" x 5' 2" (2.4m x 1.6m) Bath with shower over, glazed side screen, basin, WC and heated towel rail.

BEDROOM TWO
With window to the side.

SHOWER ROOM
8' 6" x 3' 7" (2.6m x 1.1m) With large walk in shower, basin, WC and heated towel rail

OUTSIDE
There is an allocated parking space within the 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.dfc.com.org.uk/>

USEFUL INFORMATION
For more information relating to the property/area, including ref use, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=10093030771>

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		