Terms of Tenancy

1. The property is offered on an assured shorthold tenancy agreement for a minimum of six months.

2. A returnable bond of \pm 1,375 is required to be held for the duration of the tenancy.

3. The rent is exclusive of services.

4. The tenant is responsible for the cost of references and the tenancy arrangement fee, the cost being £180 including vat for the first applicant, £90 including vat for each further applicant and £90 including vat if a guarantor is required.

5. No smokers or DSS.

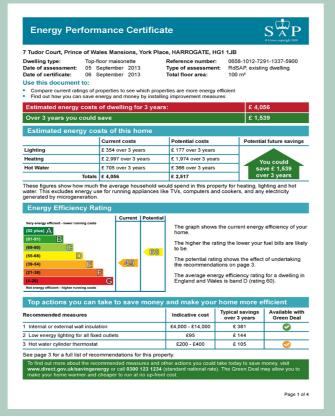
6. No pets.

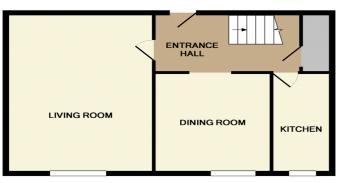
7. Council Tax Band E, Council Tax 2016-2017 £2,017.48.

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4TH FLOOR APPROX. FLOOR AREA 531 SQ.FT. (49.3 SQ.M.) TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.7 SQ.M.) Measurements are approximate. Not to scale. Illustrative purposes only

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold or unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.









7 Tudor Court, Prince of Wales Mansions Harrogate, HG1 1JB

• TWO BEDROOM FURNISHED DUPLEX APARTMENT • DOUBLE GLAZING, CENTRAL HEATING AND GARAGE • CLOSE TO THE TOWN CENTRE OVERLOOKING THE STRAY

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A beautifully appointed, duplex apartment situated within this extremely attractive stone building, overlooking The Stray and having the benefit of being within easy walking distance of the Harrogate town centre.

The accommodation, which has double glazing and central heating, comprises: communal hallway with lift and staircase; entrance hall with storage cupboards; fully fitted kitchen; large dining room and living room, all with views over The Stray. There are two double bedrooms with built in wardrobes and a luxury shower room.





Inside

GROUND FLOOR

Communal Hallway With staircase and lift. THIRD FLOOR FLAT 7 Entrance Hall 13'x 6'9" With staircase to fourth floor. Living Room 18'4" x 13'2" Dining Room 11'6" x 10'6"

FOURTH FLOOR

Landing	8′7″ x 6′8″
Bedroom One	13′3″x 10′6″
Bedroom Two	10'5" x 9'
Shower Room	10'4" x 5'

01423 530744





Outside

To the side of the property is a garage and parking on a first come, first served basis.

AGENTS NOTE

The apartment is furnished, please contact the office for more information.

DIRECTIONS - HG1 1JB

Travel out of Harrogate along Station Parade and turn right onto York Place. At the end of the road, just before the roundabout, turn right into the Prince of Wales Mansions car park.

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