

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 £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.
- 8. Available now.

Energy Performance Certificate

7 Tudor Court, Prince of Wales Mansions, York Place, HARROGATE, HG1 1JB

Dwelling type:Top-floor maisonette

Reference number:0658-1012-7291-1337-5900

Date of assessment:05 September 2013

Type of assessment:RdSAP, existing dwelling

Date of certificate:06 September 2013

Total floor area:100 m²

Use this document to:

• Compare current ratings of properties to see which properties are more energy efficient

• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 4,056

Over 3 years you could save

£ 1,539

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 177 over 3 years	<div>You could save £ 1,539 over 3 years</div>
Heating	£ 2,997 over 3 years	£ 1,974 over 3 years	
Hot Water	£ 705 over 3 years	£ 366 over 3 years	
Totals	£ 4,056	£ 2,517	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

49

68

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 381	✓
2 Low energy lighting for all fixed outlets	£95	£ 144	✓
3 Hot water cylinder thermostat	£200 - £400	£ 105	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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3RD FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.3 SQ.M.)

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
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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.

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NICHOLLS
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TO LET

SALES & LETTING AGENTS

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

£1,100 PCM



Communal Hallway



Kitchen



Landing



Bedroom One



Dining Room



Stray Views



Bedroom Two



Shower Room

FURNISHED

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"

Kitchen 11'6"x 5'6"

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'

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.