



FEATHER SMAILES SCALES

8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

01423 501 211

www.fssproperty.co.uk

£1,350 per calendar month

**Apartment 13,
The Old Police Station,
North Park Road,
Harrogate,
HG1 5DY**

- ▶ Situated close to the town centre
- ▶ Internal inspection strongly recommended
- ▶ Ground floor flat
- ▶ 2 double bedrooms
- ▶ Unfurnished
- ▶ Video entrance system
- ▶ Quality fixtures & fittings
- ▶ Allocated parking spaces
- ▶ Gas central heating
- ▶ Available NOW



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Commercial

Estate Agents

Property Auctioneers

Residential Lettings

Surveyors



Apartment 13, The Old Police Station, North Park Road, Harrogate, HG1 5DY


Description

Located within this prestigious and most sought after residential development which was the former Police Station, is this stunning ground floor apartment. Benefitting from having been finished to a very high standard the quality of the fixtures and fittings have to be seen to fully appreciate this fabulous property. Having oak flooring to the living areas, including the 31ft modern living kitchen with neutral quality carpets to the 2 double bedrooms and having 2 luxury bathrooms. The apartment has gas fired central heating, double glazing, security alarm and video entry intercom system. Outside there are 2 allocated parking spaces. An internal inspection is strongly recommended.





Location
 Situated on this newly renovated exclusive development of the former Police Station, accessed via electric gates, the property is very close to Harrogate town centre with all it has to offer including excellent retail, restaurants, cafés and amenities, as well as being within easy walking distance of the bus and train stations.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Measurements on these particulars are intended as a guide. Prospective tenants should satisfy themselves of room sizes as the accuracy is not guaranteed. Feather Smailes Scales LLP do not accept any liability in respect of the contents of these particulars.

Available
NOW

Unfurnished

Floor coverings, blinds, cooker, refrigerator, freezer, dishwasher and washer/dryer included.

Rental

£1,350 per calendar month excluding all utilities.

Refundable Deposit

£1,450

Viewing

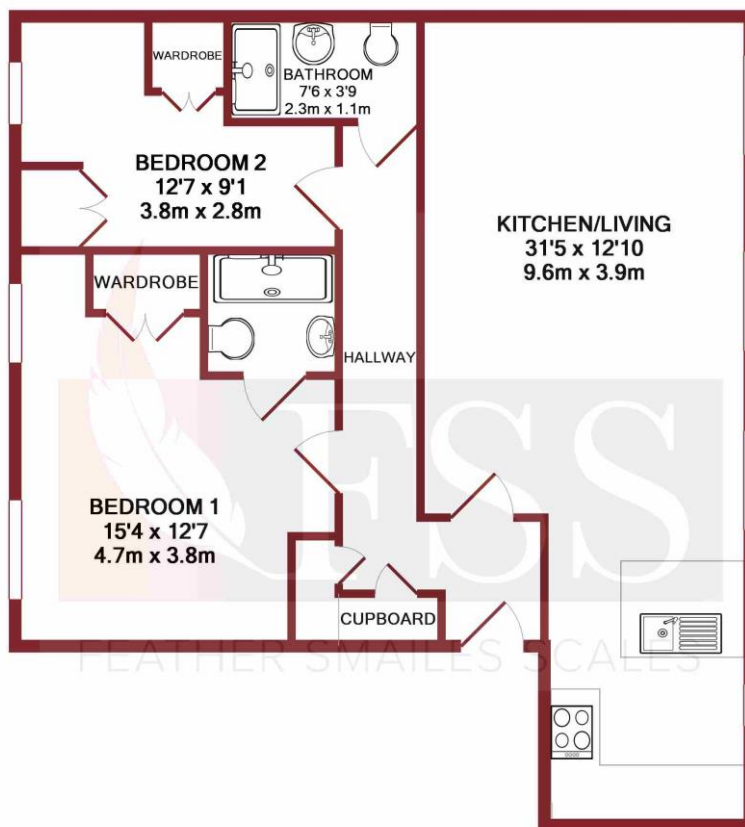
If you would like to view this property please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Directions

From Station Parade in Harrogate town centre turn left over Station Bridge. At the roundabout in front of The Odeon Cinema take the second exit into North Park Road. At the bend in the road the property is located on the left-hand side. The property is accessed via the electric gates to the right of the main building.

Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months.
2. References will be obtained using a Credit Reference agency.
3. No children, no pets and no smokers without the Landlord's consent.
4. Tenant to share the tenancy set up costs with the Landlord for which there will be a fee of £240.00 inc. VAT. Additional reference requirements to be charged extra.
5. If a tenancy renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
6. We have been advised by the Harrogate Borough Council that the property Band is TBC for the purpose of Council Tax.
7. The property will be withdrawn from the market as soon as an application form is accepted, pending receipt of references.
8. This property will be managed by Feather Smailes Scales LLP.
9. Feather Smailes Scales are members of The Tenancy Deposit Scheme (The Dispute Service) and the security deposit paid by the tenant will be held in the scheme and fully protected under the terms of the contract.



TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.1 SQ.M.)
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