



Flat 6, 3 Alexandra Road, Harrogate, North Yorkshire, HG1 5JS

£750 pcm

Bond £865

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 6, 3 Alexandra Road, Harrogate, North Yorkshire, HG1 5JS

A very well presented one bed roomed apartment with private entrance. The accommodation is appointed to a good standard having a newly fitted modern kitchen together with spacious sitting room and double bedroom and a modern shower room. The apartment is situated in this most convenient location in the heart of Harrogate town centre be in just a few minutes walk from the railway station and the towns many varied amenities. EPC rating C. Sorry no pets.

LOWER GROUND FLOOR

Private rear entrance door.

LOUNGE

12' 0" x 10' 4" (3.66m x 3.15m) A reception room with window to front and fitted glass shelving.

BREAKFAST KITCHEN

16' 0" x 5' 6" (4.88m x 1.68m) A modern kitchen with a range of wall and base units with gas hob, extractor hood above and integrated oven. Integrated fridge and freezer and washing machine.

BEDROOM

13' 6" x 10' 3" (4.11m x 3.12m) A good size double bedroom with windows to rear.

ENSUITE SHOWER

8' 0" x 3' 10" (2.44m x 1.17m) A modern white suite with WC, basin and shower.

COUNCIL TAX

The property has been placed in council tax band A.

UTILITIES

In addition to the rent the following monthly charges are payable directly to the landlord. Currently as follows

Communal Charges - £25

Electricity - £55

Water - £25

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
3. Each applicant is required to complete an application form to apply for a property. An application is not deemed as put forward until ALL applicants have returned a fully completed form to the agent.
4. References will be obtained using a credit reference agency.
5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.
9. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. The move-in date must be no more than 30 days after payment of the holding deposit. The move in date will be agreed at the application stage.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.
15. Verity Frearson is a member of RICs, which is a client money protection scheme and also a member of The Property Ombudsman (TPO) which is a redress scheme.
16. This property will be managed by Verity Frearson.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			