



**Apartment 3, Royal Baths II, Montpellier Road, Harrogate, HG1 2EG**

**£1,600 pcm**

**Bond £1,846**

A bond/deposit will be required in advance.

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# Apartment 3, Royal Baths II, Montpellier Road, Harrogate,

A modern state-of-the art apartment situated in the heart of Harrogate. The spacious and exceptionally well-appointed accommodation comprises three double bedrooms, a magnificent open-plan living room and a superb fully fitted kitchen. The property benefits from secure underground parking for one vehicle. EPC rating C. Sorry no pets.

## GROUND FLOOR

### COMMUNAL RECEPTION HALL

With access to passenger lifts.

### PRIVATE ENTRANCE HALL

with automatic lighting.

### OPEN PLAN LIVING ROOM

(31'5 x 17') With attractive solid wood flooring, French doors to small balcony and sliding glazed door to kitchen.

### KITCHEN

(14' x 8'1) Fitted to a high standard with good quality wall and base units with integrated appliances including electric oven, microwave, dishwasher, washing machine and fridge / freezer.

### MASTER BEDROOM

A spacious room with range of fitted wardrobe. Glazed double doors leading to balcony. Door leading to:

### EN-SUITE SHOWER ROOM

Fitted with a suite comprising separate shower cubicle, low flush WC and wash hand basin.

### BEDROOM 2

A further spacious double room with extensive range of fitted wardrobes. Glazed double doors leading to a private patio area.

### BEDROOM 3

A further double room with window to rear aspect. Glazed double doors leading to a private patio area

### HOUSE BATHROOM

Fitted with a three-piece suite comprising of paneled bath with shower over, low flush WC and wash hand basin. Heated ceramic floor.

### OUTSIDE

Royal Baths II stands in its own grounds with well maintained gardens to all sides. The subject apartment has the benefit of a single car parking space in a secure underground car park.

## COUNCIL TAX

This property has been placed in council tax band G.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No pets. No children or sharers without landlord's consent.
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

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