



21 Grosvenor Buildings, 18 Crescent Road, Harrogate, HG1 2RT

£1,200 pcm

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

21 Grosvenor Buildings, 18 Crescent Road, Harrogate, North

A superbly appointed, furnished second-floor apartment located in the highly convenient and well-regarded Grosvenor Buildings development in the very heart of Harrogate town centre. The apartment benefits from a designated off-street parking space and offers outstanding views over Crescent Gardens and beyond. Only an internal inspection will reveal the standard of accommodation on offer. EPC rating E. FURNISHED.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With stairs or lift to second floor.

SECOND FLOOR

PRIVATE ENTRANCE HALL

With doors off to other rooms.

OPEN PLAN LIVING/KITCHEN

An open plan space with superb views over Crescent Gardens, this particularly spacious room benefits from quality furnishings including built-in Bang & Olufsen audio visual system. The kitchen area briefly comprises range of modern wall and base units with built-in cooker and hob, dishwasher, fridge, freezer and washer dryer.

BEDROOM 1

A spacious double bedroom including double bed. With door leading to:

WALK-IN WET ROOM

Comprising walk-in wet room shower, wash hand basin and WC.

BEDROOM 2

A further double bedroom.

HOUSE BATHROOM

Fitted with a suite comprising panelled bath with hand-held shower over, wash hand basin, low flush WC and bidet.

OUTSIDE

A most useful secure parking space being the end space next to the exit to the development.

COUNCIL TAX

This property has been placed in council tax band E.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No pets, 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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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