FSS

QUALITY TRUST VALUE

Apartment 1, 2 Church Avenue, Harrogate, HG1 4HE

1 1 1

£650 pcm

EPC Rating C

Description
A deceptively spacious 1 bedroomed first floor apartment which has been neutrally carpeted and decorated throughout and has the benefit of uPVC double glazing, gas central heating and quality fitted kitchen and bathroom.

Location
The apartment is located to the north side of town within easy access of Harrogate town centre and close to excellent shopping parades on both Kings Road and King Edwards Drive. There is a bus route nearby and easy road access for the A59.

Available
8th December 2021

Unfurnished
Floor and window coverings, cooker, refrigerator, freezer, washer/ dryer and dishwasher all are included.

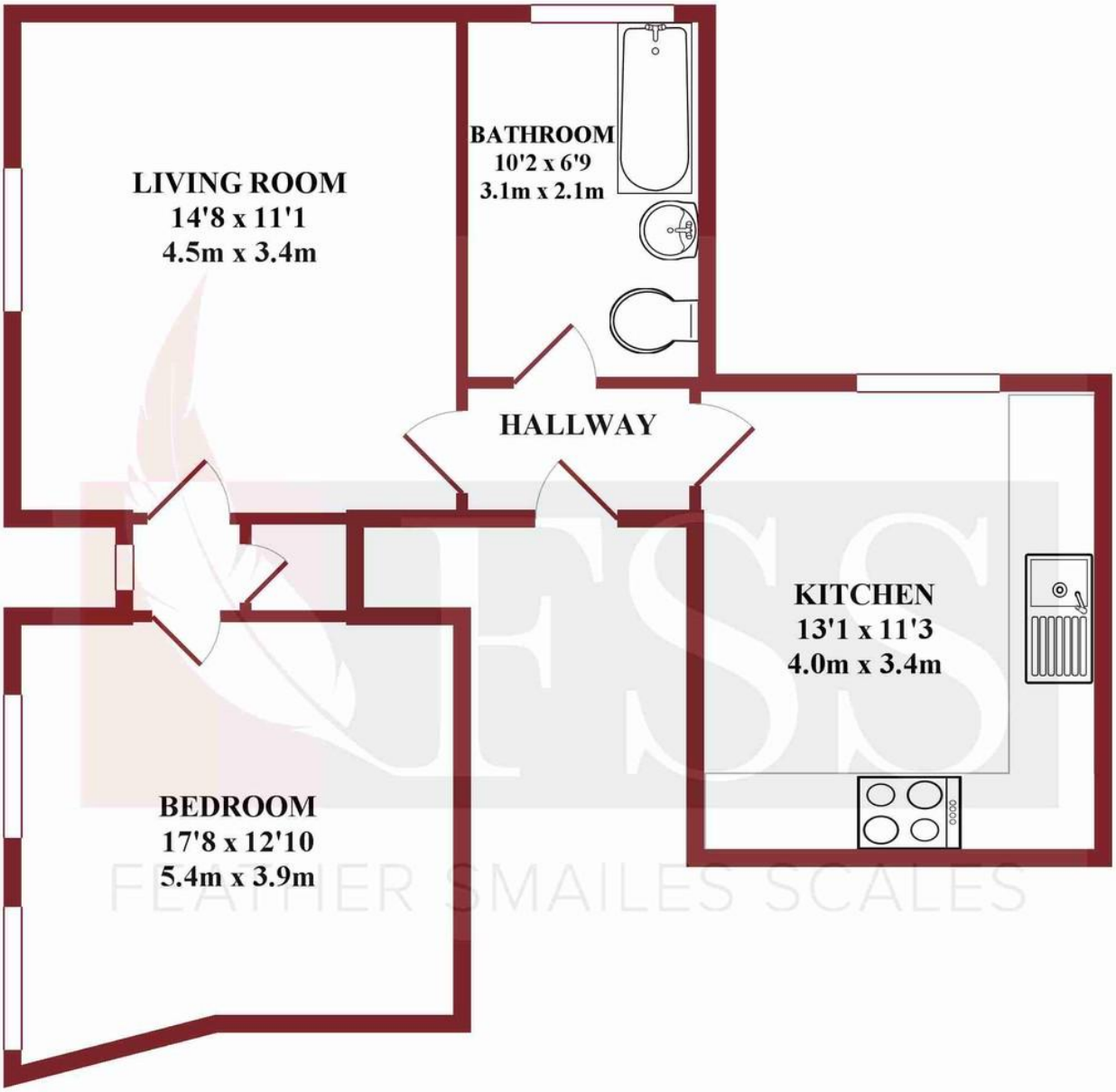
Rental Terms
£650 pcm excluding utilities, Deposit £750

Directions
Proceed along West Park in Harrogate town centre into Parliament Street in the right hand lane. At the traffic lights at the bottom of the hill turn right and move into the left hand lane. Continue along Kings Road to the junction with Skipton Road and turn left into Skipton Road. Turn first right into Church Avenue and the property is on the right hand side.

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 and pets by Landlord's consent. Sorry, no smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £680 pcm.
5. You will be required to complete an application form to secure the property and pay a 'part security holding deposit' thus providing you with exclusivity during the referencing period.
6. If a property renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
7. We have been advised by the Harrogate Borough Council that the property is in Band A for the purpose of Council Tax.
8. The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.
9. In order to comply with the Right to Rent legislation, with your application form we will need to see your Passport, or national Identity card. Also required will be proof of residency in the form of a Utility bill or bank statement not more than three months old.
10. This property will be managed by Feather Smailes Scales LLP.
11. 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.
12. Following the initial tenancy commencement future rent will become payable on the 1st day of each month. i.e., if your tenancy commences between the 1st and 15th of the month you will pay a proportion of the remaining days to the end of the month and then a standing order from the 1st of the following month. If your tenancy commences after the 15th of the month you will be invoiced for the remaining number of days of that month plus the next full month.

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

Details Produced
8 November 2021



TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 SQ.M.)

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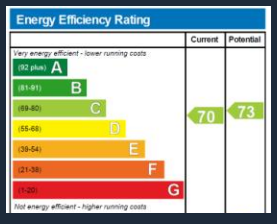

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