

Apartment 2, 1 Bower Road, Harrogate,  
HG1 1BB



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**£790 pcm**

EPC Rating C

### **Description**

A modern 2 bedroomed 1st floor apartment in the heart of the town centre which must be viewed to appreciate its presentation. Benefiting from being neutrally decorated and carpeted throughout, the accommodation has modern open plan living kitchen area, large house bathroom and 2 good size bedrooms, one with en-suite facilities. The apartment has uPVC double glazing throughout, gas-fired central heating along with door intercom system and well maintained communal areas.

### **Location**

The apartment is situated in the heart of the town centre, with all amenities close by and only a short walk to the bus and rail stations.

### **Unfurnished**

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

### **Directions**

From the bottom of Station Parade turn left into Bower Road and the property is located 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. Sorry, no children, no pets and no smokers.
4. 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.
5. 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.
6. We have been advised by the Harrogate Borough Council that the property is in Band B for the purpose of Council Tax.
7. The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.
8. 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.
9. This property will be managed by Feather Smailes Scales LLP.
10. 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.
11. 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.

### **Rental Terms**

£790 pcm excluding utilities. Deposit £910

### **Available**

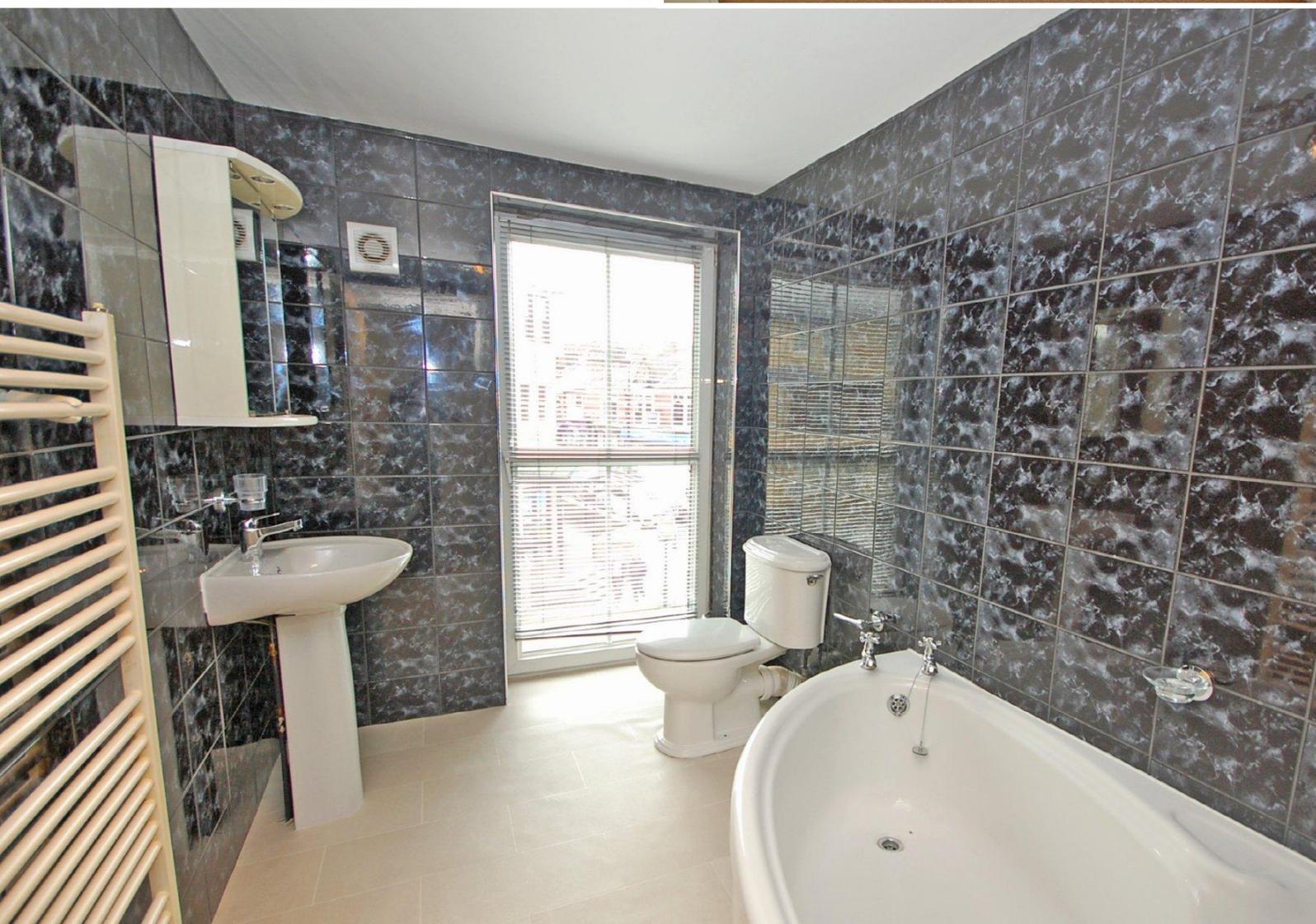
17th May 2023

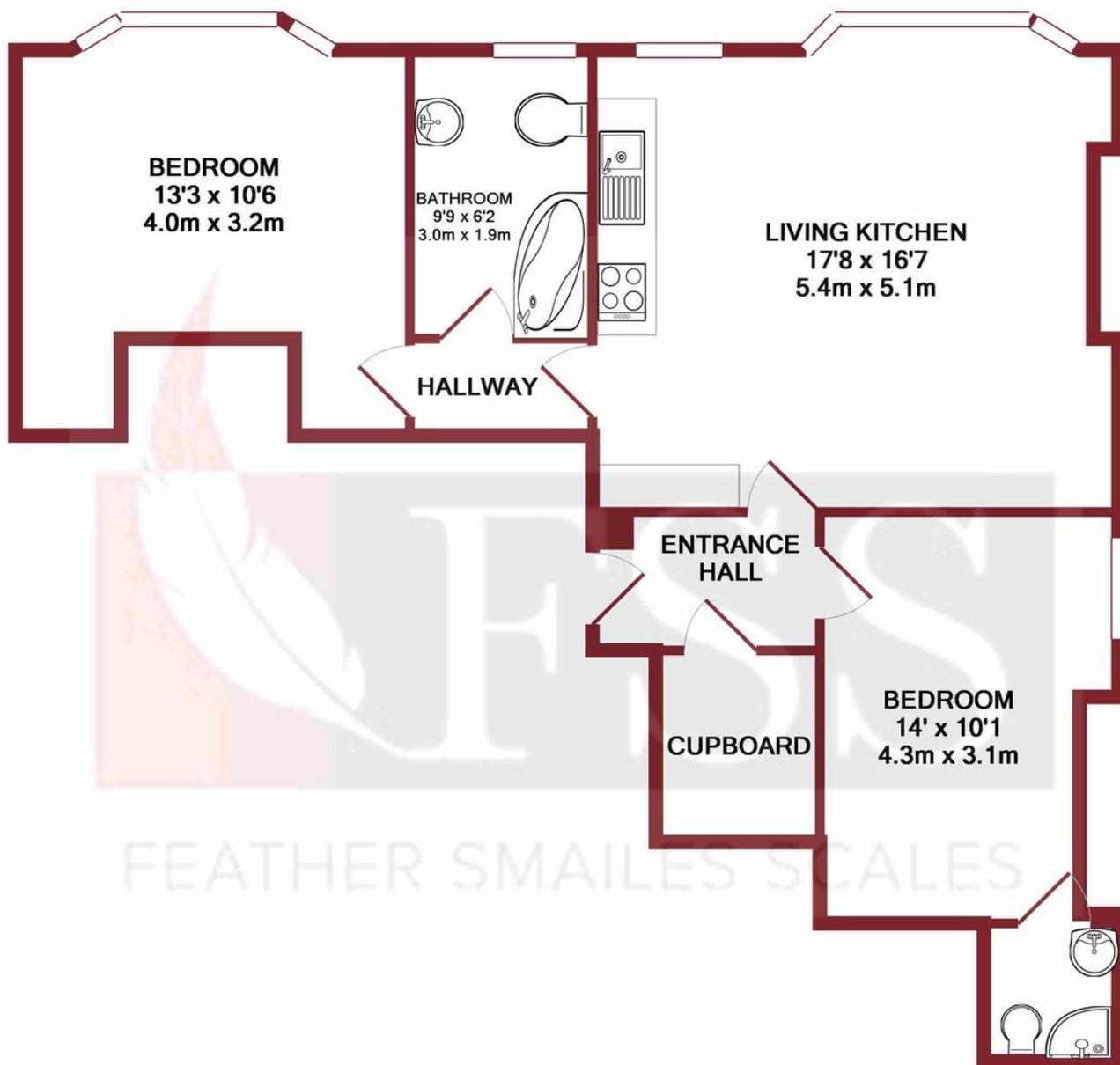
### **Viewing**

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**

22 March 2023





TOTAL APPROX. FLOOR AREA 742 SQ.FT. (69.0 SQ.M.)

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