

Apartment 20, Wentworth Court,  
4 Beech Grove, Harrogate, HG2 0EL



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**£1,390 pcm**

EPC Rating E

### **Description**

The newly carpeted and decorated accommodation has electric underfloor heating and is double glazed. There is a good quality fitted dining kitchen, lounge with door to balcony, spacious bathroom and separate cloakroom with wash hand basin and WC. In addition to the facilities within the apartment, a distinct advantage is the large amount of storage within the apartment, refuse shoot, communal laundry facility, allocated undercroft parking space with secure electronic door access, plus visitor parking to the front of the building, shared storage room on the fourth floor and maintenance of the communal areas and landscaped gardens.

### **Location**

The property is situated to the rear of the building with far reaching views across Harrogate and to the countryside beyond. The town centre, shops, restaurants and amenities are a pleasant walk across Harrogate's famous Stray. There are excellent transport links via road, rail and Leeds Bradford Airport.

### **Unfurnished**

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

### **Directions**

From the Prince of Wales roundabout proceed down West Park. Beech Grove is the first turning on the left hand side and Wentworth Court can be found along 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 E 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

### **Rental Terms**

£1,390 pcm excluding utilities. Deposit £1,600

### **Available**

Within two weeks of application

### **Viewing**

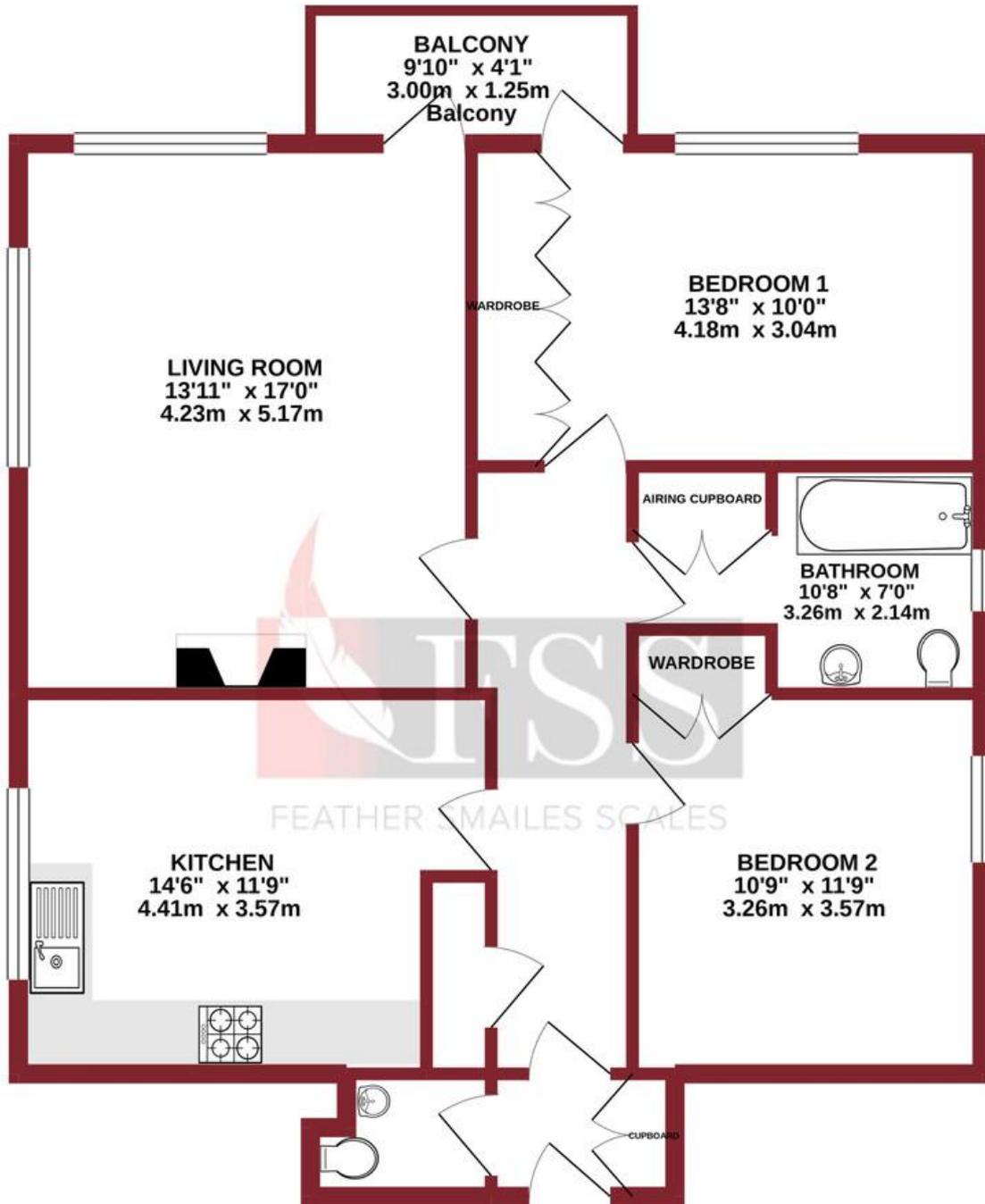
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

### **Details Produced**

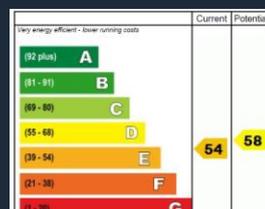
4 July 2022



**FOURTH FLOOR**  
881 sq.ft. (81.9 sq.m.) approx.



**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



**01423 501211**

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