

3, Royal House, 110 Station Parade,  
Harrogate, HG1 1EP



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**£2,400 pcm**

EPC Rating B

### **Description**

A very spacious 3 bedroom first-floor apartment with lift access. The communal areas are well maintained by the landlord and the property offers secure flexible accommodation with spacious living dining kitchen, two quality bathrooms, good wardrobe storage, a wealth of original features, gas central heating, double glazing and intercom entry system. The property has been tastefully neutrally decorated, plus quality wooden flooring and blinds throughout. There is a single allocated parking space with CCTV within a secure gated carpark.

### **Location**

Situated in a beautifully maintained and imposing building overlooking Harrogate's famous Stray and being within level walking distance of the town centre with its excellent range of amenities including the bus and rail stations, shops, cinema, restaurants and cafes.

### **Unfurnished**

Floor and window coverings, cooker, microwave, refrigerator, freezer, washing machine and dishwasher included.

### **Directions**

The property is located at the end of Station Parade at the junction with York Place 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
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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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 the Landlord.
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**

£2,400 pcm excluding utilities. Deposit £2,765

### **Available**

Within two weeks of application

### **Viewing**

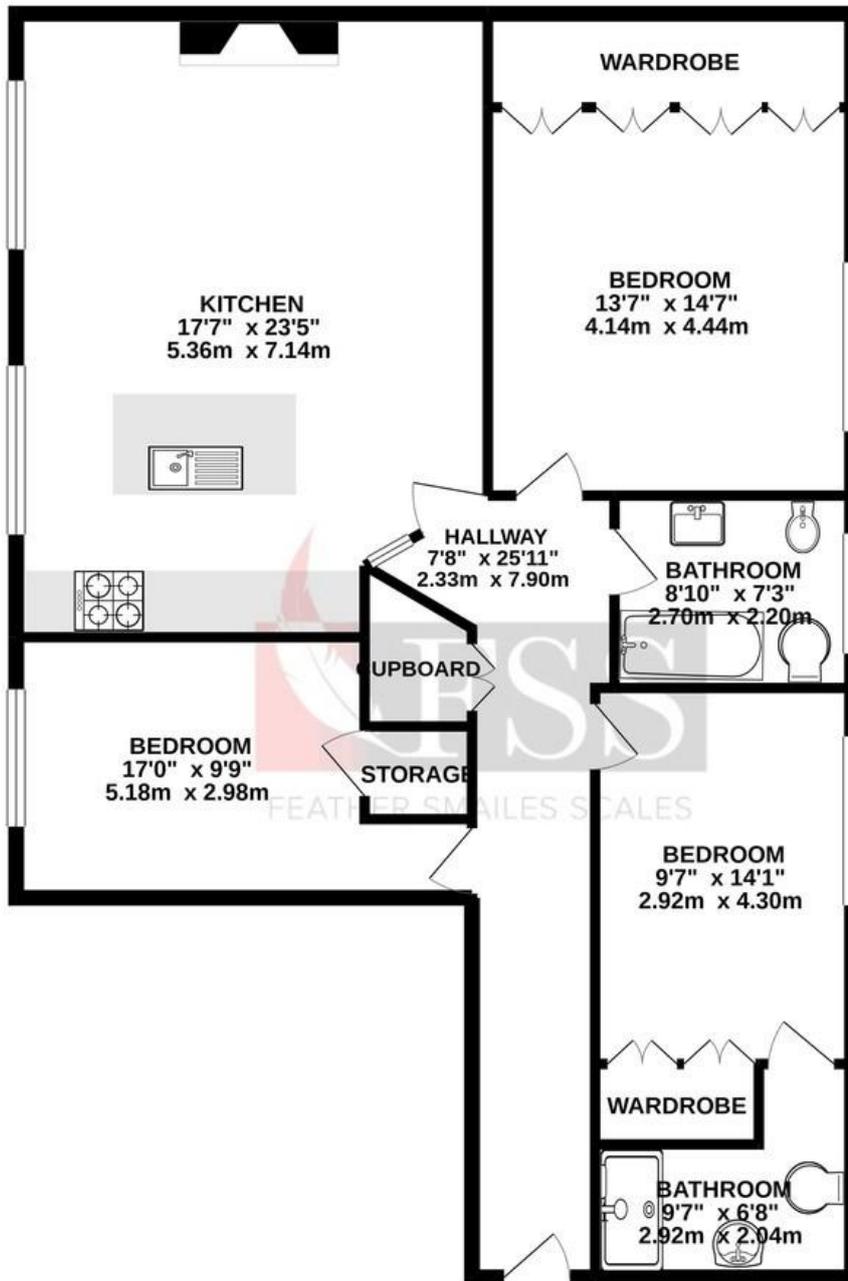
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

### **Details Produced**

18 July 2022



**GROUND FLOOR**  
1226 sq.ft. (113.9 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.  
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