



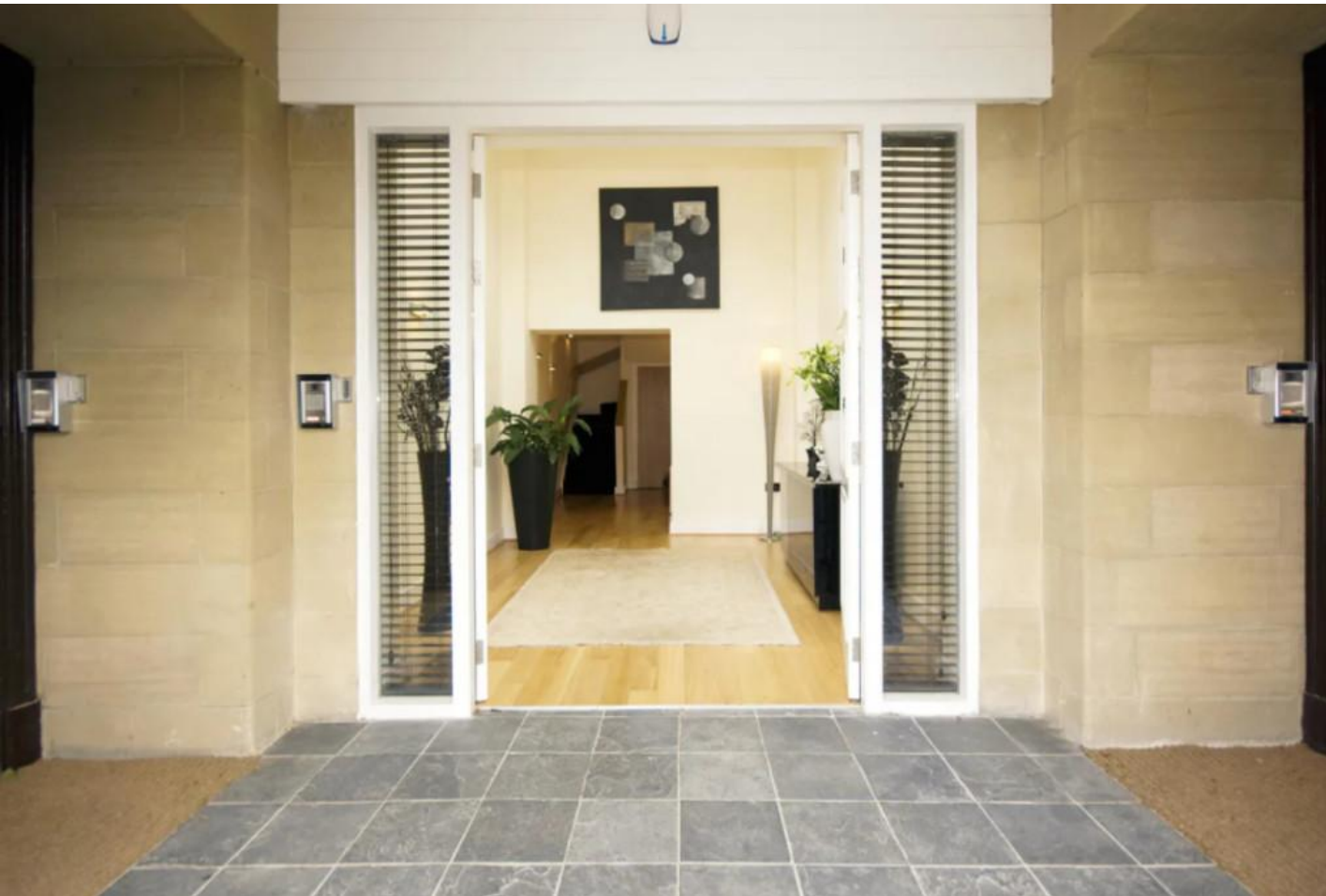
- Luxury penthouse apartment
- Private entrance
- Lift access
- Roof terrace

Apartment E, 38 Victoria Avenue, Harrogate, HG1 5PR

A magnificent three bedroom penthouse apartment, with roof terrace, 41' living space, private lift, two parking spaces and being within easy walking distance of the town centre and The Stray.



£3,950 pcm



Property Description

A magnificent three bedroom luxury penthouse apartment, with roof terrace, 41' living space, private lift, two parking spaces and being within easy walking distance of the town centre and The Stray.

The property benefits from gas central heating, double glazing and comprises, Grand entrance hall with glazed roof, useful store cupboard, private lift to the third floor and stairs to all floors.

To the third floor is a fantastic living/dining/kitchen area with fully glazed wall, three sets of double doors to the roof terrace and high ceilings. The kitchen has a range of wall mounted cupboards, base units and drawers, with granite worktops, breakfast island and integrated appliances. The living area has a feature fireplace with inset gas fire. There is also a utility room, study, WC and store.

The second floor is accessed by stairs from the third floor and comprises, master bedroom with luxury en-suite bathroom and dressing room, second bedroom with en-suite bathroom and dressing area with fitted wardrobes, a further double bedroom with en-suite shower room, good sized office/store.

GROUND FLOOR

ENTRANCE HALL

33' 6" x 10' 3" (10.21m x 3.12m) With lift access to the third floor and stairs to all floors

THIRD FLOOR

LIVING/DINING/KITCHEN

41' 3" x 25' 3" (12.57m x 7.7m) A magnificent space with high ceilings, feature fireplace and access to the roof terrace

UTILITY ROOM

10' 3" x 5' 0" (3.12m x 1.52m) With washing machine and tumble dryer and useful storage

STUDY

18' 9" x 6' 9" (5.72m x 2.06m)





WC

with low flush wc and basin.

ROOF TERRACE

West facing with views towards the town centre.

SECOND FLOOR

MASTER BEDROOM

15' 6" x 12' 3" (4.72m x 3.73m)

ENSUITE BATHROOM

With shower cubicle, bath, low flush wc and basin.

DRESSING ROOM

BEDROOM TWO

14' 9" x 12' 0" (4.5m x 3.66m)

ENSUITE BATHROOM

With bath, low flush wc and basin.

DRESSING AREA

With fitted wardrobes.

BEDROOM THREE

16' 0" x 9' 9" (4.88m x 2.97m) With fitted wardrobe.

ENSUITE SHOWER ROOM

With shower cubicle, low flush wc and basin.

OFFICE/STORE

With additional store cupboard

OUTSIDE

To the front of the property are two allocated tandem parking spaces.

COUNCIL TAX BAND - G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 c
55-68	D		
39-54	E		
21-38	F		

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

RENTAL PROCEDURE

1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

PAYMENTS

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.

The Point, 1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements