



- Two bedroom luxury apartment
- Private patio
- Furnished
- Secure allocated parking

### **Apartment 1, 8 Windsor Court, Clarence Drive, Harrogate, HG1 2PE**

**£1,295 pcm**

A beautifully presented ground floor furnished apartment with private patio, high quality fittings throughout, gated parking and being adjacent to Valley Gardens.

The property benefits from double glazing and comprises, living/dining/kitchen, utility cupboard with washer/dryer. Master bedroom with en-suite bathroom, further double bedroom with door to the patio, house shower room.



## Property Description

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### LIVING/DINING/KITCHEN

19' 3" x 17' 5" (5.87m x 5.33m) High quality kitchen by David Charles of Ripon, with a range of wall mounted cupboards, base units and drawers, integrated Bosch appliances including, oven, hob, dishwasher and fridge freezer.

Utility cupboard with storage space and washer/dryer. Living area with walnut flooring and double glazed windows to the front of the property.

### MASTER BEDROOM

16' 6" x 10' 1" (5.05m x 3.09m) With fitted wardrobes and double glazed windows to the rear of the property.

### ENSUITE BATHROOM

6' 2" x 5' 5" (1.89m x 1.66m) Luxury bathroom with bath, shower over and glazed side screen, basin with storage below, WC and underfloor heating.

### BEDROOM TWO

12' 10" x 10' 1" (3.92m x 3.09m) With double glazed door leading to the private patio.

### SHOWER ROOM

8' 3" x 3' 5" (2.52m x 1.06m) With walk in shower, basin, wc and underfloor heating.





### **OUTSIDE**

To the front of the property is an allocated parking space within the gated car park.

To the rear of the property is a large private patio which is ideal for entertaining.

### **NO PETS OR SMOKERS**

Please note that this property does not accept pets or smokers.

### **COUNCIL TAX BAND E**

### **AGENTS NOTES**

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	57   D
39-54	E		
21-38	F		
1-20	G		

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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