



- Three bedroom penthouse
- Exclusive development
- Fitted wardrobes in all bedrooms
- Large open plan living/kitchen
- High quality fittings throughout
- Appliances included
- Allocated parking
- Council tax band F
- EPC rating band D

## Springfield Court, Springfield Avenue, Harrogate

A beautifully presented, three bedroom luxury apartment in an exclusive development close to the town centre, with allocated parking.

The property comprises, Communal entrance with lift and stairs to the second floor, private entrance hall with large utility cupboard, large living/dining/kitchen, master bedroom with en-suite bathroom, two further bedrooms and house shower room.



**£2,750 PCM**





### **COMMUNAL ENTRANCE**

With lift and stairs to the second floor.

### **PRIVATE ENTRANCE HALL**

22'7" x 3'11"

With wooden floor and large utility/store cupboard.

### **OPEN PLAN LIVING/DINING/KITCHEN**

32'3" x 21'4"

#### **(LIVING AREA)**

20'4" x 18'0"

With wooden floor and window to the rear of the property.

#### **(DINING AREA)**

20'11" x 8'10"

With wooden floor, velux windows to the front of the property and large eaves storage cupboard(2.66m x 1.71m)

#### **(KITCHEN AREA)**

13'0" x 8'6"

With breakfast island, wall mounted cupboards, base units and drawers, fridge, freezer, microwave, oven, plate warmer, hob and dishwasher.

### **MASTER BEDROOM**

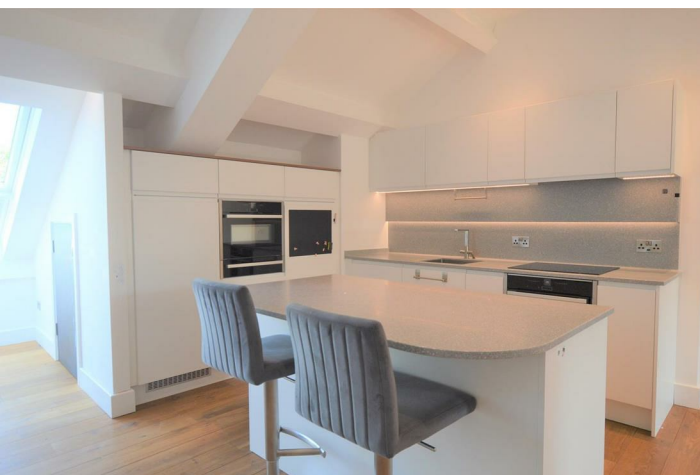
17'0" x 14'3"

With built in wardrobes, window to the rear and useful eaves store(2.42m x 2.2m)

### **EN-SUITE BATHROOM**

8'0" x 5'1"

Luxury bathroom with bath, WC, basin with drawer below and recessed cabinet.





### **BEDROOM TWO**

11' x 9'5"

With Velux window to the front, useful eaves store and .....

### **WALK IN WARDROBE**

8'9" x 5'6"

With a range of hanging rails and storage shelving.

### **BEDROOM THREE**

10'11 x 8'6"

With fitted wardrobes and Velux window to the front of the property.

### **SHOWER ROOM**

8'7" x 4'2"

Luxury shower room with large walk in shower, WC, basin with drawer below and recessed cabinet.

### **OUTSIDE**

There is a designated parking space within the car park.

### **AGENT 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.







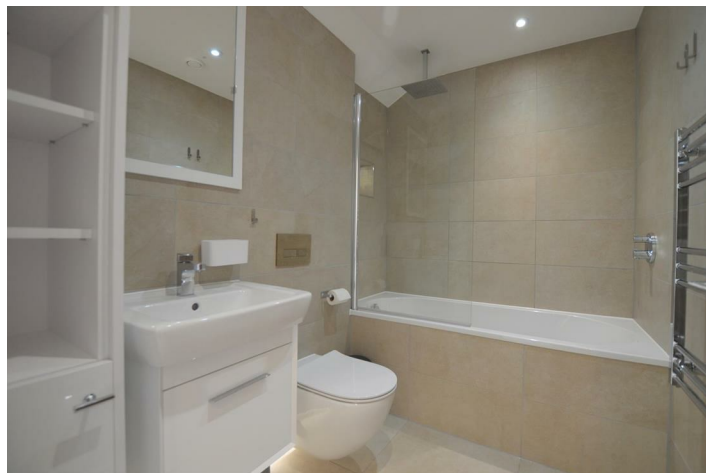
## RENTAL PROCEDURE

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

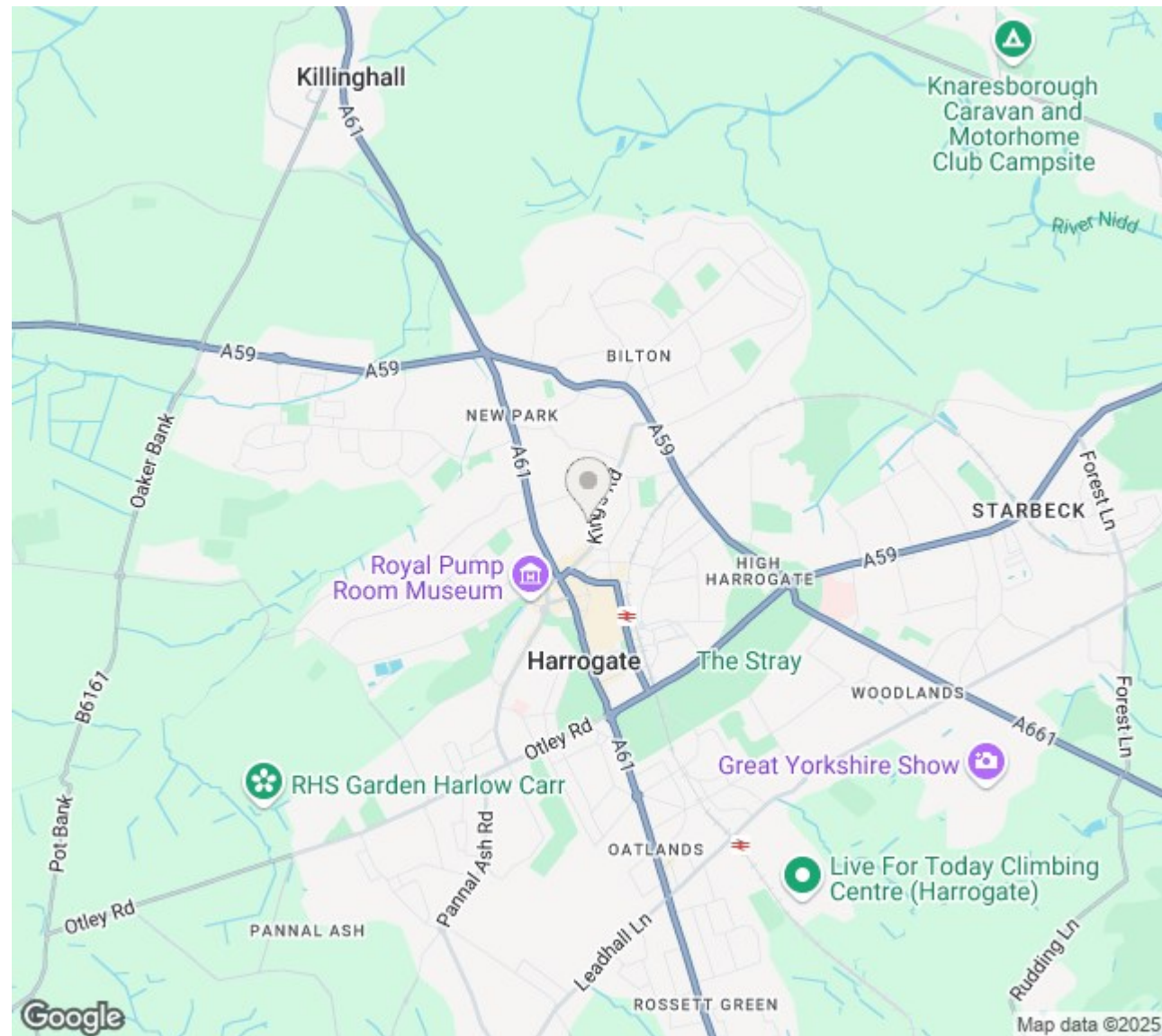
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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