

TO LET

FLAT 2A, STATION ROAD, HIGH BENTHAM
£510.00 PCM

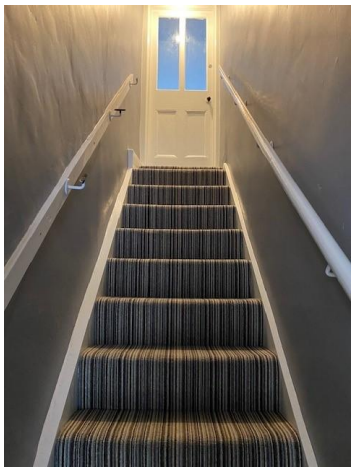
N · W · A
PROPERTY MANAGEMENT

Visit Our Website **www.nwapropertymanagement.co.uk**

FLAT 2A, STATION ROAD, HIGH BENTHAM, LA2 7LF.

First floor 1 bedroomed apartment, located in a convenient position close to the town centre of Bentham and all local amenities.
Double glazed windows and electric storage heaters. Recently upgraded with new kitchen and bathroom fittings.
Available on a Periodic Tenancy Agreement.

ACCOMMODATION COMPRISES:



First Floor
Lounge, Kitchen, 1 Bedroom, Bathroom.

ACCOMMODATION

Entrance Hall:
Staircase to first floor, with wooden external door, and glazed inner door.

Lounge:
10'1" x 13'0" (3.07 x 3.96)
Upvc double glazed window, electric storage heater, access to kitchen.





Kitchen:
16'11" x 5'11 (5.15 x 1.80)
Galley kitchen with range of wooden kitchen base units, stainless steel sink, free standing electric cooker,
Two upvc double glazed windows, vinyl flooring and plumbing for washing machine.





Bedroom 1: Front
10'3" x 10'0" (3.12 x 3.04)
Square room with 2 upvc double glazed windows, open fire grate (not in use) and electric storage heater.



Bathroom:
6'06" x 10'4" (1.98 x 3.15)
3 piece white bathroom suite comprising bath with shower over, WC, pedestal wash hand basin, upvc double glazed window, tiled walls.





Directions:
Leave the Bentham Office and bear right back on Station Road. The entrance to 2A in on the right-hand side through the yellow door. A To Let Board is erected on the front of the building on Station Road.

Tenure:
Available to rent on a Periodic Tenancy Agreement.

Viewing:
Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management.

Terms:
A rental of **£510.00** per calendar month, plus a returnable bond of **£510.00** payable on commencement of the lease. The would-be tenants are also responsible for the payment of all bills i.e. Electricity, Water Rates, Council Tax, Telephone, etc.

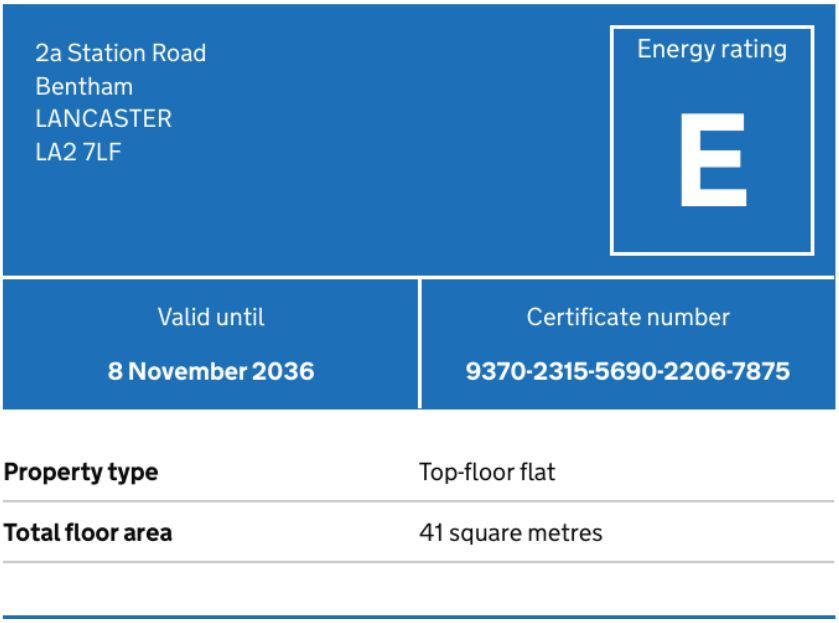
Application:
If you are interested in renting this property then please contact NWA Property Management for an application form, which is to be filled in by the would–be tenants. Should this be of any interest to the landlords then a holding deposit of one week's rent is required to hold the property. This deposit would not be required until you have been formally accepted by the landlord.

References:
The would-be tenants are to provide the appropriate references, which are to be submitted for the approval of the landlords.

Anti-Money Laundering Checks:
We are required by HMRC to undertake Anti Money Laundering Checks for all the prospective successful tenants on this property. The prospective tenants are required to proof of ID so that these checks can be carried out. No Tenancy Agreement will commence until these AMLC checks have been satisfactorily completed.

Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band A



2a Station Road
Bentham
LANCASTER
LA2 7LF

Energy rating
E

Valid until	Certificate number
8 November 2036	9370-2315-5690-2206-7875

Property type	Top-floor flat
Total floor area	41 square metres

rightmove.co.uk
The UK's number one property website

Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk

The Property Ombudsman LETTINGS

www.tpos.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective tenants accordingly, a) their accuracy is not guaranteed and neither NWA Property Management nor the landlord(s) accept any liability in respect of their contents, b) they do not constitute a contract of rent, and c) any prospective tenant should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.