



Apartment (EPC Rating: D)

2 VICTORIA COURT, SKIPTON, BD23 1JE

£600 PCM




CARLINGJONES
ESTATE AGENTS & CHARTERED SURVEYORS

An attractive one bedroom apartment located in the centre of Skipton only a 1 minute walk from the High Street

DESCRIPTION

Victoria Court is located in Skipton Town Centre providing easy access to local amenities and public transport links. With exposed timber ceiling beams this one bedroom apartment comprises an open plan living/ kitchen, separate double bedroom and bathroom and offers comfortable living for working professionals.

In more detail the property comprises:

ENTRANCE LOBBY

Entrance through a shared communal entrance from Victoria Street, staircase and door way leading to entrance lobby. Door leading into:

OPEN PLAN LIVING ROOM/ KITCHEN

Living room with traditional sliding sash window to the front. Electric panel heater and exposed timber ceiling beams.

Kitchen area with a range of modern wall and base units with laminate work surfaces over. Tiled splashback, stainless steel sink and drainer unit. Under counter space and plumbing for washing machine and fridge. Four ring hob and built in oven with pull out extractor over. Inset ceiling spotlights, timber effect flooring.

BEDROOM

Sliding sash window to the side of the property, electric heater, cupboard with storage housing hot water cylinder.

ENSUITE BATHROOM

Three piece bathroom suite comprising panelled bath with electric shower over with glass screen and tiled splashback, pedestal wash hand basin and WC. Electric wall mounted fan heater, extractor fan and vinyl flooring.

OUTSIDE

To the front of the property there is a cobbled area with communal bin store. There is no parking available with this property.

TENANCY INFORMATION

HOLDING DEPOSITS: A holding deposit, equal to 1 weeks rent, is payable upon the start of the application. Successful

Applications - any holding deposit will be offset against the initial rent and Deposit, with the agreement of the payee.

FEES PAYABLE IN ACCORDANCE WITH THE TENANT FEES ACT 2019: Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the Tenancy Agreement, eg. Default of Contract - Later Payment Charge £25.00; Default of Contract - Loss of keys £25.00; Contract Variation - Admin Charge £50.00; Contract Early Termination - Admin Charge £50.00 (plus any reasonable Landlords costs, by prior agreement)

DEPOSIT: A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is great than £50,000) will be payable plus the first months rent once the references have been passed and before the tenancy begins.

OTHER INFORMATION: Carling Jones Ltd is a member of the RICS Client Money Protection

VIEWING

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

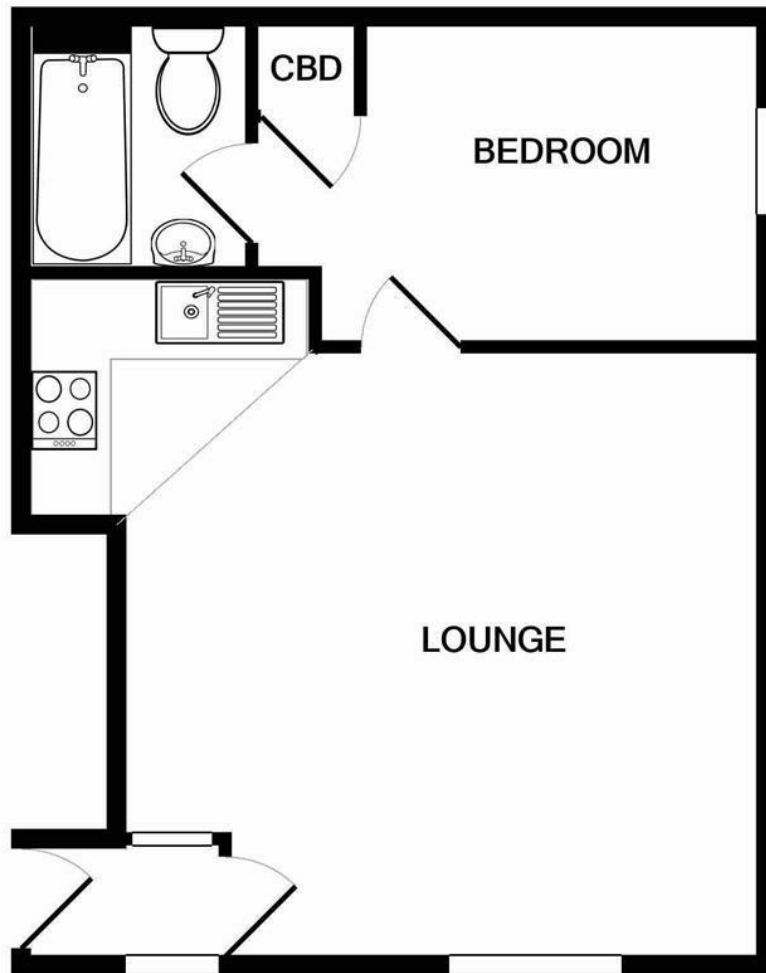
AGENTS NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

ESTATE AGENTS ACT 1979 DISCLOSURE

In accordance with the Estate Agent's Act 1979, Carling Jones ('The Company') are obliged to notify all interested parties that an employee of the Company is related to the owner of Flat 2 Victoria Court, Skipton



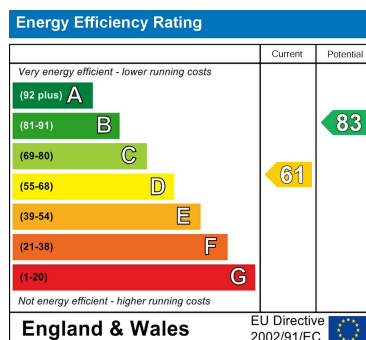


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band

A

Energy Performance Graph



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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 are 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 are advised to recheck the measurements.