

**FOR SALE**



**Valley Drive, Harrogate**  
**Auction Guide Price £110,000**

  
**MARTIN&CO**





## Valley Drive, Harrogate

1 Bedroom, Second Floor

**Auction Guide Price £110,000**

- Desirable central location
- Opposite the delightful Valley Gardens
- Offered for sale with no onwards chain
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction



Fantastic opportunity to purchase this charming one bedroom, second floor apartment within The Kensington Apartments, on Valley Drive, Harrogate. Ideal for a first-time buyer or as a second home thanks to its super convenient location.

The Kensington Apartments occupies a desirable position opposite the famous Valley Gardens, within a few minutes walking distance of the historical Montpelier Quarter and the ever-popular Cold Bath Road. With all that Harrogate town centre has to offer, including its array of cafes, restaurants, shops, and transport links also within a short walking distance.



The apartment itself has been newly refurbished, neutrally decorated throughout and comprises;

A modern kitchen, which has been newly fitted with a range of sleek grey units, built in oven, four ring hob & extractor, microwave and undercounter fridge. The large storage cupboard offers additional storage, particularly for those larger household items.

The reception room has a light and airy feel thanks to its bright décor, modern grey carpet and large window. Whilst maintaining a homely feel thanks to its focal fireplace with electric fire.

The newly refreshed décor continues into the double bedroom.

The modern shower room benefits from a large vanity station with sink, toilet, large walk-in shower and heated towel rail.

We have been advised by the vendor that the Annual Service Charge is £1,419.60 PA, Nil Ground Rent and there are approximately 961 years remaining on the lease, we would advise this is verified by your solicitor.

#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

## 5 Kensington Apartments, Valley Drive, Harrogate



Total Area: 33.1 m<sup>2</sup> ... 357 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Martin & Co Harrogate

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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