

FOR SALE



Cheltenham Mount, Harrogate, HG1 1DL

MARTIN&CO

Cheltenham Mount

Second floor, Two bedroom

Asking Price Of £185,000

- Town Centre Location
- Off Street Parking
- No onwards chain
- Ideal for first time buyers
- Buy to let opportunity
- Open plan living kitchen
- Tenure: Leasehold
- Council tax band: A

Fantastic opportunity to purchase this two bedroom, second floor apartment on Cheltenham Mount, Harrogate. Offered for sale with no onwards chain, this versatile apartment is ideal for a first-time buyer, buy to let investor or as a second home thanks to its super convenient location.

Cheltenham Mount is centrally located in Harrogate town centre, within a short walking distance of all Harrogate has to offer, including its array of cafes, restaurants, shops, and transport links.

Entering the building via the secure phone entry system you are greeted by a well-presented communal entrance, leading to the second floor. The apartment itself has been neutrally decorated throughout and comprises.



Modern living kitchen, which has been fitted with a range of sleek white units, built in oven, four ring gas hob & extractor and undercounter fridge. Light and airy living space, with views over the town centre.

Spacious landing with options for additional dining or working from home space.

Well-proportioned main bedroom, with further views across some of Harrogate's landmarks.

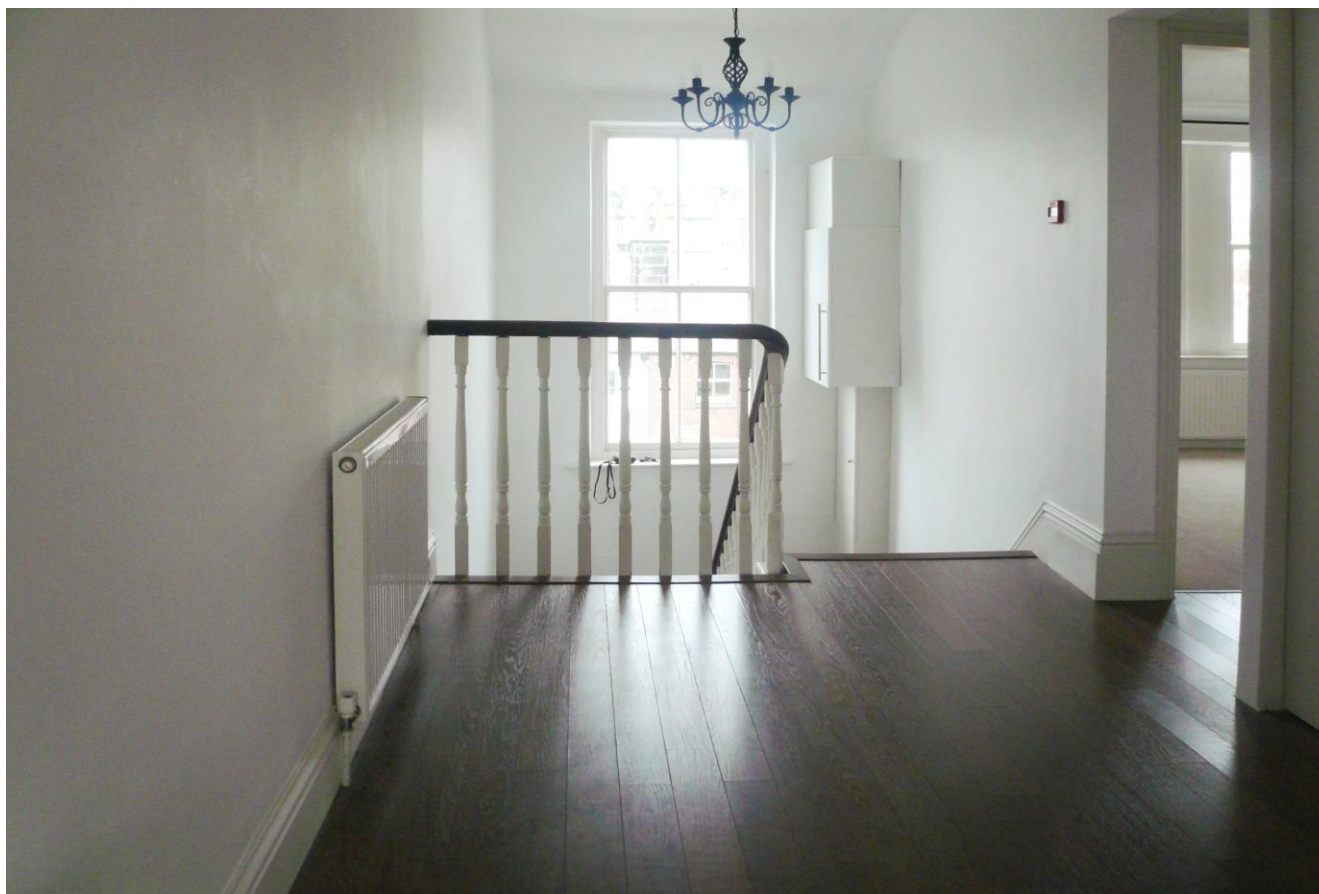
The modern bathroom comprises a three-piece suite, and heated towel rail.

The apartment benefits from a second smaller bedroom measuring 1.5m x 2.94m, with potential to be used as a study, nursery or suitable for a single bed.

Useful storage cupboard with plumbing for a washing machine.

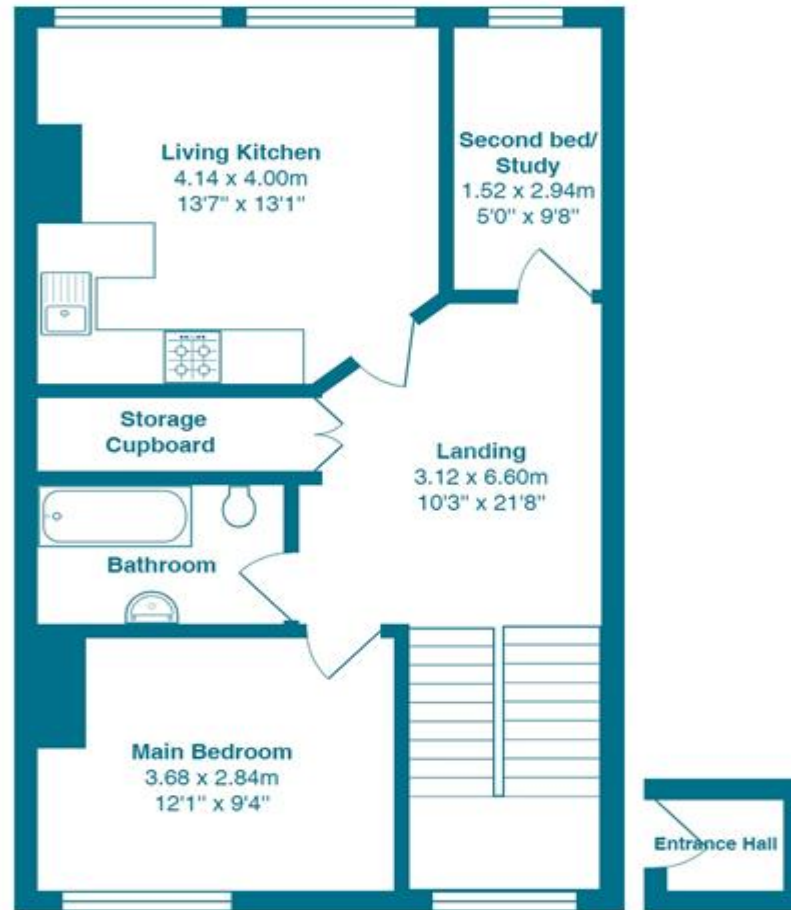
Off street parking for up to two cars.

We have been advised by the vendor that the Annual Service Charge is £600 PA, Ground Rent is £150 PA and there are approximately 980 years remaining on the lease. There is currently a tenant in situ, on a periodic basis achieving a rent of £750 PCM. Property available with tenants remaining or vacant possession upon completion.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Cheltenham Mount, Harrogate, HG1 1DL

Total Area: 57.7 m² ... 621 ft²

All measurements are approximate and for display purposes only

Martin & Co Harrogate

5 Raglan Street • Harrogate • HG1 1LE
 T: 01423565556 • E: harrogate@martinco.com

01423565556

<http://www.martinco.com>



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.