

**FOR SALE**



**Valley Gardens Court, Valley Drive, Harrogate, HG2 0JJ**

**MARTIN&CO**





## Valley Gardens Court, Valley Drive, Harrogate, HG2 0JJ

One bedroom apartment

**Asking Price Of £160,000**

- Sought after location
- Close to local amenities
- Offered for sale with no onwards chain
- Ideal for those looking to downsize, first time buyers or investors alike
- Period features
- Enviaible Views
- Lift access
- Fantastic potential for modernisation



Nestled on the edge of Harrogate town centre with views over the famous Valley Gardens and the historical Montpellier Quarter within a couple of minutes' walk. As well as the popular high street, Cold Bath Road, hosting some of Harrogate's most popular independent businesses, cafes, and restaurants, right on the doorstep. The sought after Valley Drive has much to offer.

Harrogate mainline station is within walking distance of the apartment and offers direct services to York, Leeds and London Kings Cross.

Accessing the apartment through the well-kept communal area, there is a lift offering easy access to the first floor.



Whilst the property itself would benefit from some modernisation, the neutral décor, original features, spacious rooms and high ceilings offer a great blank canvas with fantastic potential.

At the heart of the home is the impressive living room, with a large bay window boasting desirable views across the Valley Gardens, and feature fireplace with gas fire. The light and airy living space has ample space for both dining and living space in which to unwind.

The Kitchen has been fitted with a range of wooden, base & wall units, built in electric oven, hob and extractor as well as plumbing for a washing machine and space for a freestanding fridge freezer.

Situated to the rear of the apartment, the high ceilings, traditional coving and deep skirting boards continue into the well-proportioned, double bedroom.

The well-presented house bathroom has a shower over bath, basin, toilet and heated towel rail.

Additional Information:

The property is of Leasehold tenure.

We understand there to be 857 years remaining of the lease.

There is an annual service charge of £3,103.00 including a ground rent of £100.00.



The management of the building is outsourced to a management company. We understand there to be restrictions in place regarding keeping animals at the property as well as use of the property as a holiday home / Air BnB.

However, the management company does allow for leasing of the property on an assured short hold agreement.

We estimate the potential rental income to be: £775 PCM.

Current EPC rating: C, 71  
Potential EPC rating: B, 82

The council tax band: Band C

The property benefits from gas fired central heating throughout.

There is no allocated parking provided with the property. Residents can apply for a North Yorkshire Council parking permit, at the cost of £36.00 PA, subject to availability.

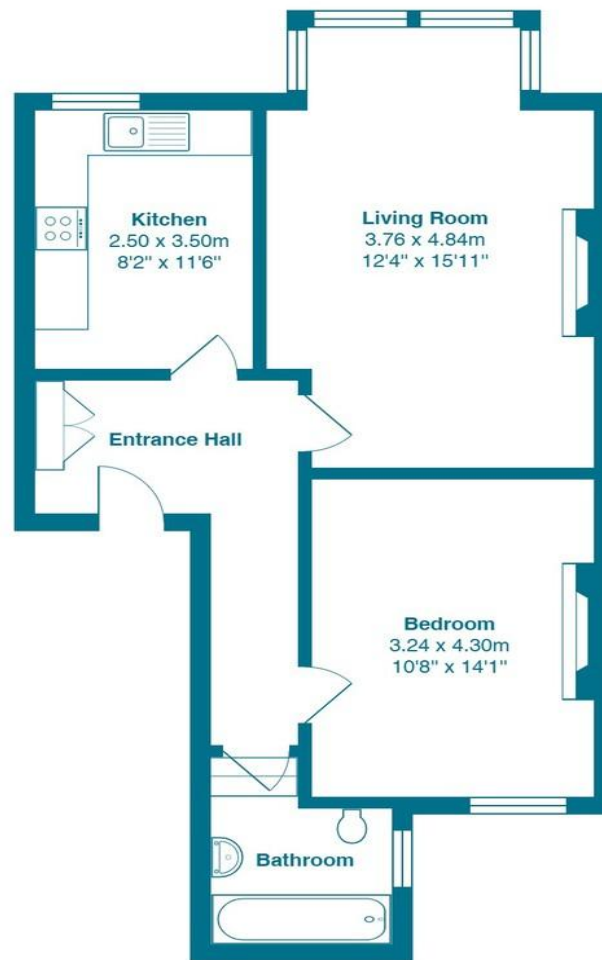
Broadband availability: Fibre broadband to the property with estimated speeds of 1,600 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas - No Risk, Surface water- No Risk





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Total Area: 58.8 m<sup>2</sup> ... 633 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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