

FOR SALE



Eton Court, Roseville Avenue, Harrogate, HG1 4AB
Asking Price Of £225,000


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- Convenient location
- Open-plan lounge and kitchen
- Two spacious double bedrooms
- Modern fitted kitchen with appliances
- Private lockable basement storage
- High ceilings and lots of light
- Main bedroom with en-suite shower
- Front garden
- Video entry and secure access
- Allocated parking space



Welcome to Eton Court - an attractive gated development offering a blend of period character and modern living. This beautifully kept apartment features high ceilings, double glazing throughout, and a lovely sense of space.

Inside, a welcoming entrance hall with video entry system leads to a bright open plan living and kitchen area, ideal for relaxing or entertaining. The kitchen is smartly fitted with an integrated oven, microwave, ceramic hob and dishwasher.

The main bedroom is a comfortable double, featuring recessed lighting and an en-suite shower room with a generous shower enclosure, heated towel rail and modern tiling. The second double bedroom offers great flexibility for guests, a home office or hobbies,

and includes a useful storage cupboard with plumbing for a washing machine. There's also a stylish house bathroom, fully tiled with a white suite and shower over the bath.

The apartment benefits from a front garden and an allocated parking space. We've been advised by the vendor that the garden is included within the property rights, although supporting documentation is awaited. Please note there is a right of way path along the side of the garden which must remain unobstructed. Additional features include a private lockable basement storeroom, ideal for bikes or extra storage, and access to the communal entrance hall with lift and stairs to the upper floors.

Eton Court is conveniently located on Roseville Avenue, just off Knaresborough Road, with local shops, cafés and amenities nearby, and within easy walking distance of Harrogate town centre and the open green space of The Stray. There are also excellent transport links with regular bus and rail services to Leeds, York and surrounding areas.

This apartment provides well-proportioned accommodation, practical features, and good access to local amenities, making it a versatile option for a range of buyers.

Further useful information about this fantastic property includes:

Tenure: Leasehold
Lease: 976 years remaining of a 999 year lease started 1st January 2003.
Service charges: £1,600 PA
Ground Rent: £25 PA

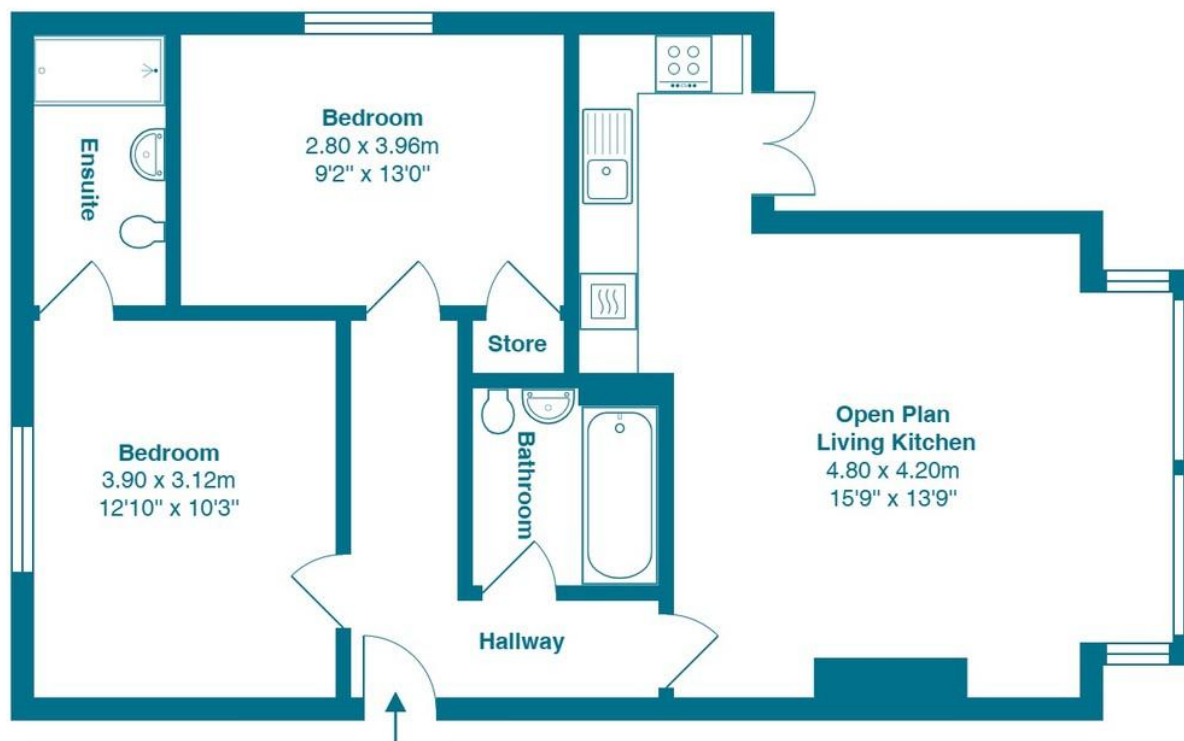
Council tax band: D
Utilities: serviced by mains electricity and water services.

Lettings: Please note this property is currently occupied by tenants, in a fixed term tenancy until Flood Risk: Rivers & Seas – Very Low Surface water- Very Low

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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Total Area: 70.7 m² ... 761 ft²

All measurements are approximate and for display purposes only

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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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