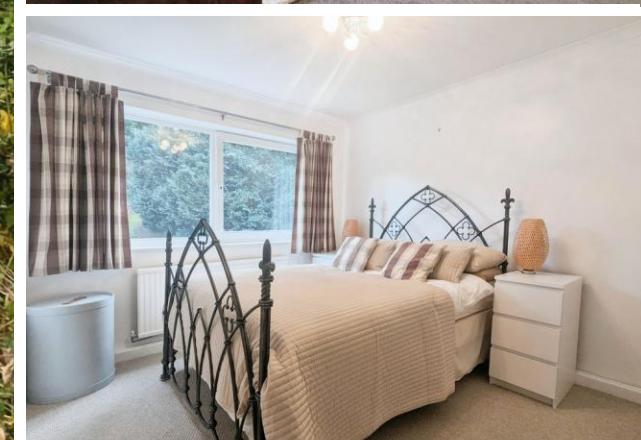
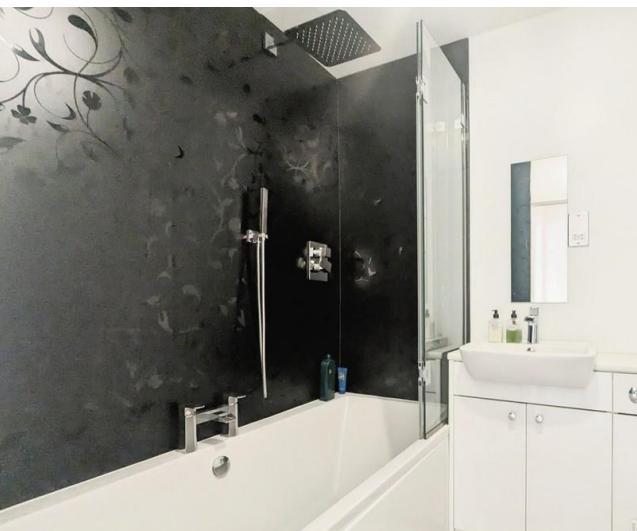


FOR SALE



Coppice Beck Court, Harrogate, HG1 2LB
Starting Bid £110,000

MARTIN&CO



- **For Sale by Modern Method of Auction – T & C's apply**
- **Subject to Reserve Price**
- **Buyers fees apply**
- **Short walking distance to Harrogate town centre**
- **Purpose built development**
- **Well-presented throughout**
- **Breakfast Kitchen**
- **Two double bedrooms**
- **Garage included**
- **Long lease over 950 years**

Martin & co are delighted to offer to the market, via The Modern Method of Auction, this fantastic two bedroomed, first floor apartment situated in Coppice Beck Court, Harrogate.

Nestled next to mature woodland it is hard to believe that Coppice Beck Court is less than a mile from Harrogate's town centre. The increasingly sought after Kings Road with its growing selection of independent restaurants, cafes and shops is also short walk away. With the recently refurbished Harrogate Leisure Centre a stone's throw away, the location has much to offer.

The area is well connected by road, with the A1(M) just 10 miles from the property, offering easy access to the north and south. While Harrogate Railway

station is within walking distance and offers direct services to York, Leeds and London Kings Cross. There is also a regularly serviced bus route close by servicing Harrogate, Ripon & Leeds.

Entering this purpose-built apartment via well-kept communal areas, you are greeted by a roomy hallway with handy storage cupboard for those larger household items.

The well-proportioned living room has a lovely light and airy feel thanks to its large window and neutral décor.

The separate breakfast kitchen features a range of sleek white fitted wall and base units, sink, hob and built in oven. There is an integrated fridge freezer & washing machine. The breakfast bar offers a place for dining, making the most of the space on offer. The kitchen has pleasant views across the neighbouring woodland.

The main bedroom has ample room for a king size bed with advantage of two double fitted wardrobes, offering great storage.

The house bathroom has been tastefully designed and fitted with a white three-piece suite, with shower over bath.

The second double bedroom completes the apartment.

To the outside are attractive, well maintained communal gardens. With the development benefitting from ample residents and visitor parking. The apartment also has the addition of a single garage offering either secure parking or additional storage.

We understand that the property is of leasehold tenure. The leasehold has a remaining 955 years of a 999 year lease first granted in December 1981.

There is a service charge of £1925 per annum and a ground rent of £20 per annum. We understand that Coppice beck Court is under the management of Evans Rennie, based in Harrogate.

There are no restrictions regarding letting the property on an Assured Short Hold basis, however this is subject to permission from the Freeholder. We estimate the rental income to be in the region of £900 - £950 PCM. However short-term holidays let are prohibited.

The property is serviced by mains electricity, gas and water services.

Council tax band : B

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

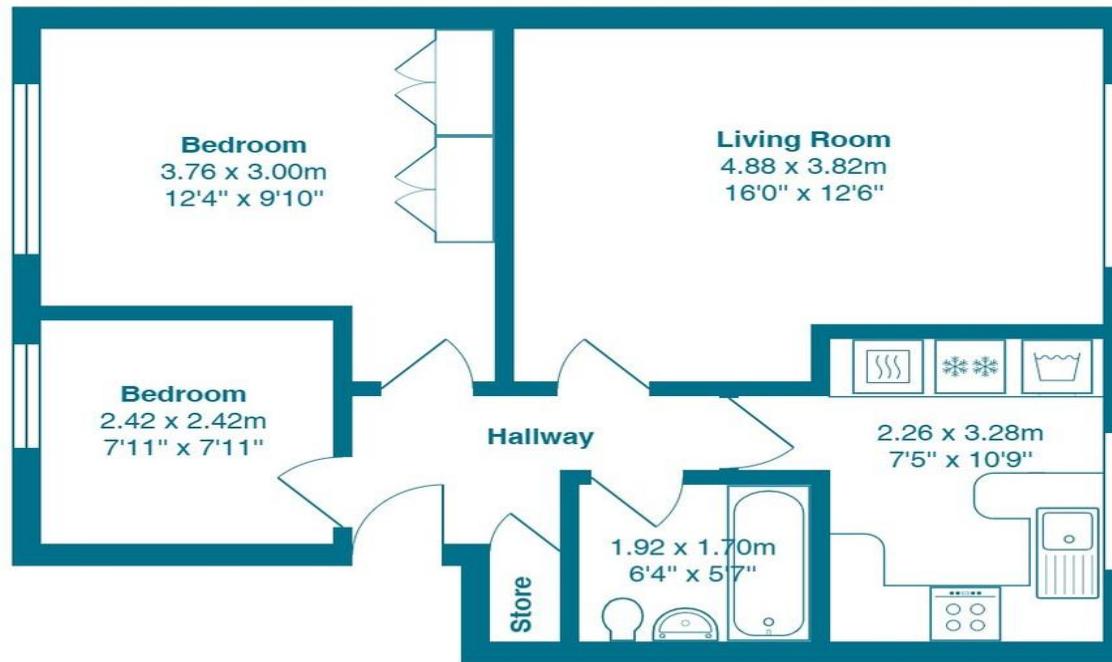
Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas - No Risk Surface water- Very Low

This property is for sale via the Modern Method of Auction, providing a transparent and potentially swift purchase process by 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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 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 £960 inc. VAT. These services are optional.





Total Area: 54.5 m² ... 587 ft²

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.



The Property
Ombudsman