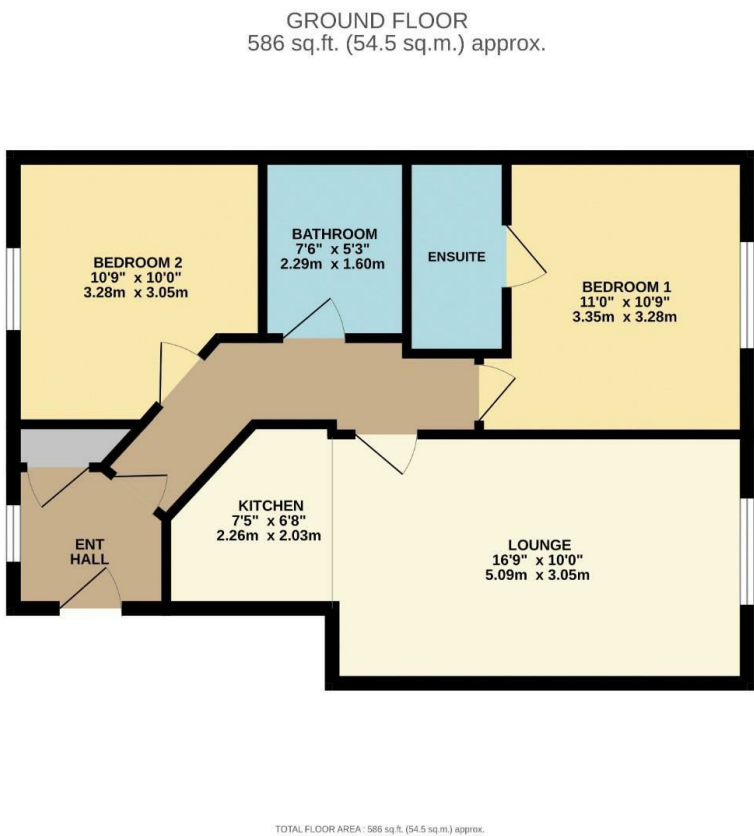
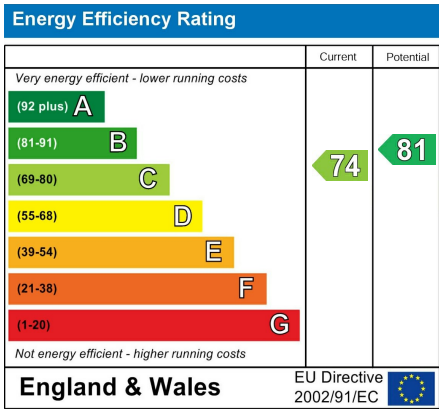


Floor Plan



Energy Performance Certificate



Directions

From the Odeon cinema proceed out of Harrogate on East Parade and turn right into Mowbray Square where the property is easily found on your right hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band A Tenure Leasehold

**Agents Notes**  
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£200,000

Flat 12, 2 Mowbray Square, Harrogate, HG1 5AU

2 Bedroom Apartment

**A beautifully presented two double bedroomed ground floor apartment with well proportioned living accommodation benefitting from an allocated parking space and a central location within walking distance to Harrogate's town centre and train station. NO ONWARD CHAIN.**



HOPKINSONS  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



Description

With electric heating and double glazing the living accommodation comprises, secure communal entrance with intercom system, private entrance hallway with two cupboards one of which houses the washing machine and offers storage the other houses the hot water tank. An inner hall leads to the open plan living kitchen with dining area, the kitchen including integrated fridge, freezer, slimline dishwasher, electric hob with extractor and a single oven.

The good sized Master bedroom has an ensuite shower room with walk in shower, w/c and hand basin, second double bedroom and house bathroom with modern white suite has a shower over the bath, w/c and hand basin.

Outside to the rear of the property there is an allocated parking space.

AGENTS NOTES: Maintenance/ Service Charge £1,780.00 Ground Rent £150.00

