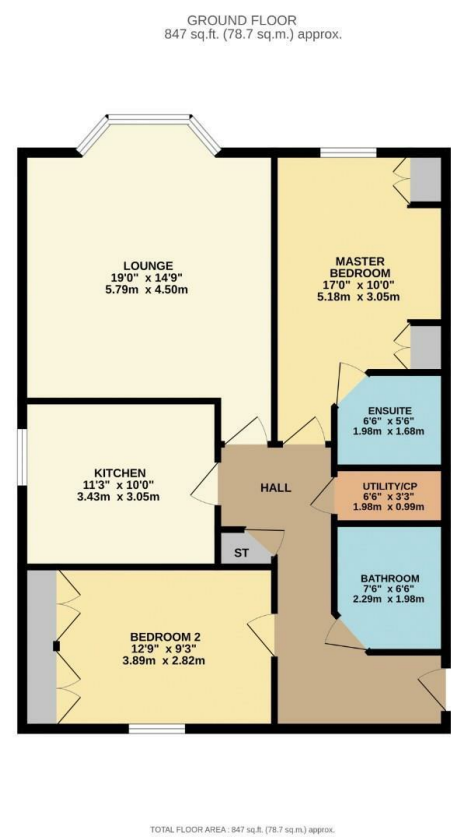
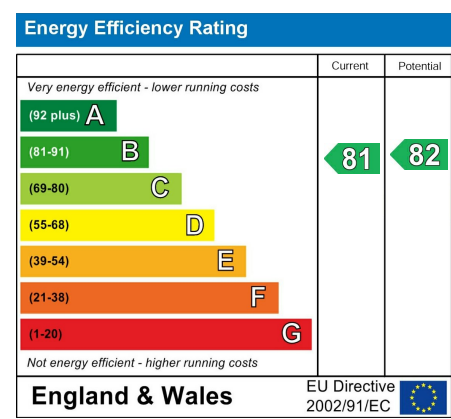


Floor Plan



Energy Performance Certificate



Directions

From the Prince Of Wales roundabout proceed up Otley road and turn right into Harlow Oval and follow the road around to the left and the property will be found on the left hand side.

Council Tax Band D 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.



£295,000

Flat 1, 1 Garden Mews, Harrogate, HG2 0FD 2 Bedroom Apartment

A very well presented two bedroomed ground floor apartment offering spacious living accommodation and benefitting from a superb location on Harlow Oval, with an allocated parking space and within walking distance of Cold Bath Road and its wide range of amenities. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas fired central heating and triple glazing the living accommodation comprises; secure communal entrance with a video entrance phone system, communal hallway leading to the front door of the apartment, private entrance hall with two useful storage cupboards with one having plumbing for washing machine, spacious bay fronted lounge with triple glazing and a feature fireplace, modern fitted kitchen with integrated appliances including dishwasher, fridge freezer, double oven and gas hob.

Master bedroom with fitted wardrobes and an ensuite shower room with walk in shower, w/c and hand basin, second double bedroom with fitted wardrobes and a modern house bathroom with bath, w/c and hand basin.

Outside there is an allocated parking space for one vehicle and there are additional visitor parking spaces.

AGENTS NOTES: Maintenance charge - £350/quarter Ground rent - £187 Annually fixed for 10 years

LEASE DETAILS: 999 year lease, 982 years remaining

