



Oak Lodge Cold Bath Road, HARROGATE HG2 0HW

welcome to

Oak Lodge Cold Bath Road, HARROGATE

This one bed, upper floor flat is perfect for those looking in the desired, sought after location nearby Harrogate Town Centre. With the close by amenities of Cold Bath Road and the Valley Gardens what more could you want?

Call 01423 502 282



This beautiful, one double bedroom, top floor apartment is located within a highly sought after residential location in the heart of Cold Bath Road.

The exclusive 'Oak Lodge' development was built in 1995 and has a range of benefits, most notably that each owner has a share of the freehold. The building itself has lift access, a secure undercroft garage with a dedicated parking space for each apartment, additional car parking for visitors as well as immaculately maintained communal gardens and grounds.

As you enter the flat you are presented with a well spaced double bedroom, a bathroom, a bespoke kitchen which features integrated high end appliances and a cooker tap, as well as a beautiful lounge/diner. There is also a useful storage cupboard in the entrance hall, and a fold down ladder for access to a boarded loft area.

Entrance Hall

Lounge

Kitchen

6' 4" Max x 10' 4" Max (1.93m Max x 3.15m Max)

Landing

Bedroom One

10' 5" Max x 11' 6" Max (3.17m Max x 3.51m Max)

Bathroom



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- One bed apartment
- Sought after location
- Lift access
- High end integrated appliances
- Secure garage parking

Tenure: Leasehold EPC Rating: C

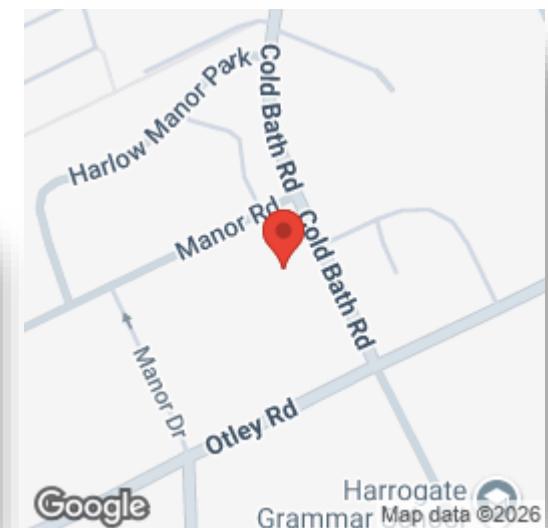
Council Tax Band: C Service Charge: 1865.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Dec 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£230,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HRG107476 - 0006

 william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk