



22 Hereford Court, Hereford Road, Harrogate, HG1 2PX

£225,000

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A well-presented two-bedroom third-floor apartment situated within this popular development with lift access, being close to the Valley Gardens within the sought-after Duchy estate.

The apartment occupies a quiet, elevated, sunny position with a pleasant aspect to the front. The immaculately presented accommodation provides generous, living space with a large reception room and dining kitchen in addition to two double bedrooms, bathroom and additional shower room.

The apartment stands within attractive and well-maintained communal gardens and has the benefit of a double tandem garage. The famous Valley Gardens are close by, and the many varied amenities of Harrogate town centre are within easy walking distance.





THIRD FLOOR SITTING ROOM

A large south-facing reception room with window to the front.

DINING KITCHEN

With dining area. The kitchen comprises a range of fitted wall and base units with electric hob, oven, washing machine, fridge and freezer.

BEDROOM 1

A double south-facing bedroom with fitted wardrobes.

BEDROOM 2

A further double south-facing bedroom with fitted wardrobes.

BATHROOM

With WC, washbasin and bath. Heated towel rail.

SHOWER ROOM

With WC, washbasin and shower.

LOFT

There is access to a large loft, which provides a useful storage area.

OUTSIDE

The apartment has the benefit of a double tandem garage with electrically operated up-and-over door. Hereford Court stands within its own immaculately maintained gardens and grounds, which are for the benefit of all residents.

TENURE

The property is understood to be long leasehold, having an original term of 999 years.

The service charge is £219 pcm.

The ground rent is £30 pa.

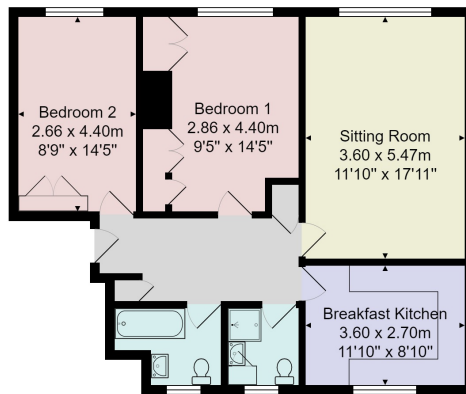
Subletting is not permitted.

Pets are not permitted.

Tenure - Leasehold

Council Tax Band - D





Total Area: 75.4 m² ... 812 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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