



7 Duchy Grange, Kent Road, Harrogate, HG1 2EU

£235,000

7 Duchy Grange, Kent Road, Harrogate, HG1 2EU

A spacious two-bedroom first-floor apartment with lift access, private south-facing balcony, en-suite facilities and garage, situated within this quiet and desirable location within the Duchy estate.

The property forms part of a purpose-built, well-regarded development which stands within attractive and well-maintained communal gardens. The spacious accommodation comprises a large reception room which leads to the private balcony, a kitchen and two bedrooms, a bathroom and en-suite WC. The property also has the advantage of a single garage with electric door.

Duchy Grange is situated in this desirable location, just a short distance from Harrogate town centre. Offered for sale with no onward sale chain.





FIRST FLOOR

RECEPTION HALL

A spacious reception hall with fitted cupboards.

KITCHEN

With fitted wall and base units with space for appliances.

SITTING/DINING ROOM

A large reception room with sitting and dining area. A glazed door leads to a private balcony with south facing aspect.

BEDROOM 1

A large double bedroom with windows to the side and fitted wardrobes.

ENSUITE WC

With WC, and basin. Plumbing for a washing machine.

BEDROOM 2

A further double bedroom with fitted wardrobes and windows to the side and rear.

BATHROOM

With WC, basin and bath.

OUTSIDE

The property stands within attractive and well-maintained communal gardens. The apartment has direct access onto a private balcony which provides an outdoor sitting area and there is a single garage, with electric door, forming part of the adjoining garage block.

AGENT'S NOTE

The following information has been provided by the owner. Buyers are advised to have their legal representative review and approve the lease details prior to purchase.

The property is long leasehold having an original lease of 999 years.

The service charge is approx £2,100 per annum (paid quarterly).

This includes buildings insurance.

No pets.

Cannot sublet.

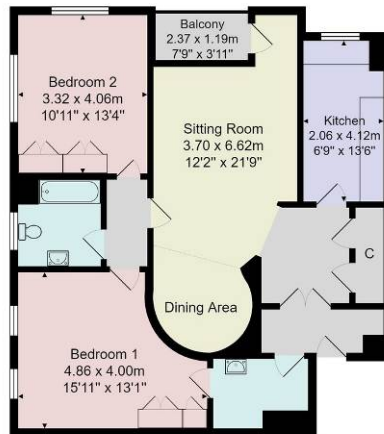
The freehold of the property is owned by the management company which is in turn made up of the flat owners within the building.

The management of the building is overseen by Morley's management company.

Tenure - Freehold

Council Tax Band - D





Total Area: 90.7 m² ... 976 ft² (excluding balcony)
 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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