



Flat 9 Baines House, Cheltenham Mount, Harrogate, HG1 1DL

£139,950

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A well-presented upper-floor apartment, situated in this prime central Harrogate position within a few minutes' walk of Harrogate railway station.

This excellent apartment provides good-sized accommodation comprising a large open-plan kitchen and living area with a stylish and modern fitted kitchen and double doors leading to an additional living area / study / occasional bedroom. There is also a double bedroom and bathroom.

The property is situated in the heart of Harrogate town centre with all of the town's amenities on the doorstep and Harrogate railway station is within a few minutes' walk. Offered for sale with no onward chain.





SECOND FLOOR ENTRANCE HALL

LIVING SPACE

A large living space with window to front.

KITCHEN

A modern and newly fitted stylish kitchen with electric hob, oven and dishwasher.

BEDROOM

A double bedroom.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

ADDITIONAL LIVING AREA / BEDROOM

A potential further sleeping area or additional living space / study accessed via folding doors from the sitting room.

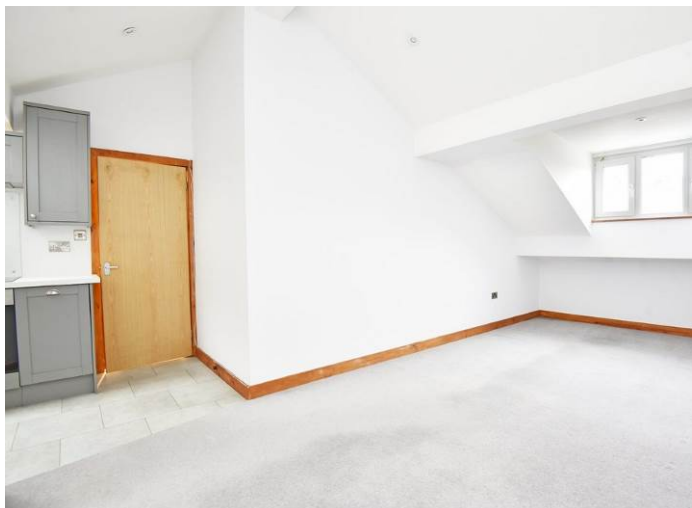
OUTSIDE

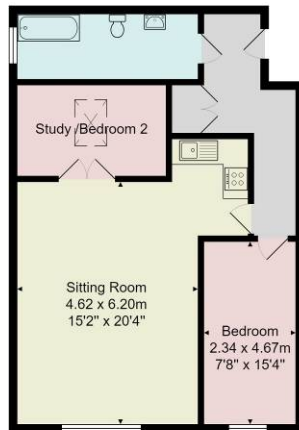
There is no outside space or parking with the property.

AGENT'S NOTE

The property is long leasehold having an original lease length of 999 years from 2013. The service charge is £124.58 per month. The ground rent is £200 per annum. Renting/subletting is permitted. The kitchen was replaced in 2019. Renting/Subletting is permitted. Pets are not permitted.

Council Tax Band - A





Total Area: 73.0 m² ... 786 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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