



7 Harlow Oval Court, Harlow Oval, Harrogate, HG2 0DT

£375,000

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A fantastic opportunity to purchase a three-bedroom second-floor apartment with balcony and delightful southwest-facing aspect within this sought-after development, with the benefit of lift facilities.

The apartment provides spacious accommodation and has the rare benefit of a large balcony which provides an excellent outdoor entertaining space with stunning outlook. The accommodation offers a large reception room, kitchen, bathroom, shower room and three bedrooms. The property stands within attractive communal gardens and has a garage with power and light.

The apartment is situated in a convenient location on the south side of Harrogate, close to excellent local amenities including a popular parade of shops on Cold Bath Road. Offered for sale with no onward chain.





SECOND FLOOR

SPACIOUS RECEPTION HALL

SITTING / DINING ROOM

A large open-plan reception room with sitting and dining areas. Large window with an attractive outlook. Glazed door leads to a large **BALCONY**.

KITCHEN

Having a range of wall and base units and space for appliances. Space for dining table.

UTILITY ROOM

Providing a useful space with window to side.

SHOWER ROOM

With WC, washbasin and shower.

BEDROOM 1

A double bedroom with side window and sliding patio door leading on to the **BALCONY**.

BEDROOM 2

A double bedroom with windows to two sides. Fitted wardrobes.

BEDROOM 3

A further bedroom with window.

BATHROOM

With WC, washbasin, and bath with shower above.

OUTSIDE

The property stands within well-maintained communal gardens. There is residents' and visitor parking and the apartment has the advantage of a single garage. The apartment's good-sized balcony provides an excellent entertaining space with long-distance views over Harrogate.

AGENT'S NOTE

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

The service charge is currently £275 pcm.

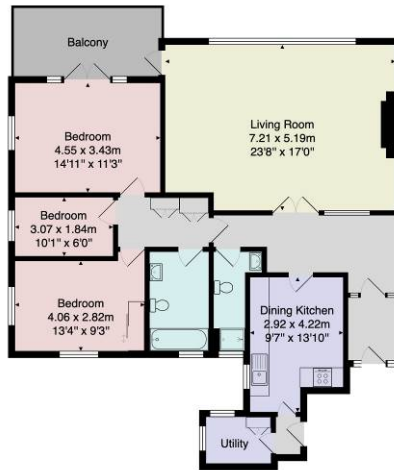
The freehold of the property is owned by Harlow Oval Court Management company, which is jointly owned by the apartment owners.

Subletting / renting is permitted within the building.

Pets are not permitted.

Council Tax Band - E





Total Area: 118.2 m² ... 1272 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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