

VERITY
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THE HARROGATE ESTATE AGENT

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

£350,000

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THE HOME OF PROPERTY
• SINCE •
1921

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

This bright and spacious three bedroomed apartment faces south west and is on the second floor of this sought- after purpose- built block of 12 flats, with lift access.

This property presents a fantastic opportunity to transform this unusually large flat into a stunning home and make it your own. It is alternatively a very attractive commercial development opportunity.

The block of apartments is situated in a popular and convenient location. It is a 15- minute walk into Harrogate town Centre and there are buses. Equally, to stroll to the glorious Valley Gardens takes 10 minutes. It is a 10- minute walk to the chic shops and cafes of Cold Bath Road and a small local Co-op store is just round the corner for that carton of milk or a newspaper. Offered for sale with no onward chain.





The apartment is characterised by a good size kitchen in which it is possible to eat around a table for 4-6 people. There is a separate small utility room.

The large open plan living and dining area is spacious and sunny, flooded with light and having a delightful aspect out to the woodland and gardens of the convalescent home at the back. The apartment is quiet and peaceful and not overlooked.

A large private balcony with doors from the main bedroom and the living area looks out onto the communal gardens which are lovingly planted and maintained with flowering shrubs and trees. A perfect space for relaxing and entertaining al fresco.



There are three good sized bedrooms, two doubles and one single, each with pleasant views. One of the double bedrooms has built in mirrored wardrobes.

A family bathroom and separate small shower room and toilet need modernisation.

The apartment has a single garage with power and light leading into some communal storage space (for bicycles etc.) and ample off street visitor parking spaces at the front.

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.

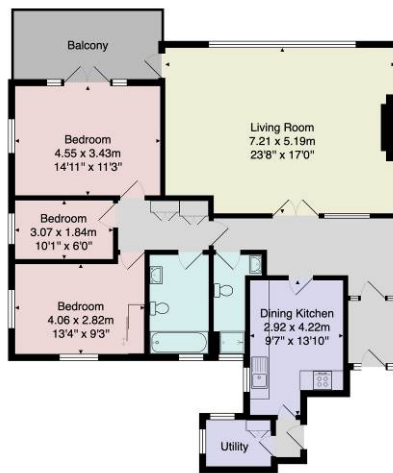
Subletting / renting is permitted within the building.

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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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

