



206 Chatsworth Grove, Harrogate, North Yorkshire, HG1 2EB

£117,500

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A ground-floor two-bedroom apartment now in need of full modernisation, enjoying the benefit of direct access to the communal gardens and situated in this convenient location well served by the nearby amenities of King's Road, close to a primary school and within walking distance of Harrogate town centre. The property comprises a spacious reception room, together with a separate kitchen, two bedrooms and bathroom. There is useful storage space inside and outside the property. The development stands in communal grounds and residents have use of the large residents' parking area and garden.

GROUND FLOOR

KITCHEN

With a range of fitted units with gas hob and oven.

SITTING ROOM

A large reception room with window and glazed door leading to the communal garden.

BEDROOM 1

A double bedroom with fitted wardrobe.

BEDROOM 2

A further bedroom with fitted wardrobe.

BATHROOM

With WC, washbasin and bath.

STORAGE

There is a useful fitted cupboard within the apartment, and an external store which is accessed from outside.

OUTSIDE

The apartment has direct access to the communal gardens and residents have use of the use of the large residents' parking area.

AGENT'S NOTE

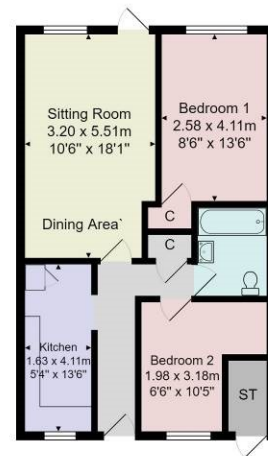
The property is long leasehold, having an original lease of 999 years from 1985.

Service charges payable of approximately £78 per month.

Subletting/renting is permitted.

Pets are permitted although some pets are restricted.

Council Tax Band - A



Total Area: 58.1 m² ... 625 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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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		
(55-68)	D		
(39-54)	E	65	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			