



VERITY
FREARSON

FLAT 1 OCTAGON COURT, 13-15 VALLEY DRIVE, HARROGATE, HG2 0JJ

£475,000

I OCTAGON COURT, 13-15 VALLEY DRIVE,

Harrogate, HG2 0JJ

A spacious and beautifully presented three-bedroom ground-floor apartment in a superb position, enjoying a delightful outlook directly over the adjoining Valley Gardens.

The stylish apartment has been modernised and improved by the current owners to provide high-quality accommodation with a large open-plan kitchen and dining area, together with a sitting room, office, three bedrooms, shower room and en-suite shower room. The apartment has excellent storage provisions with fitted cupboards and wardrobes. As well as having delightful views to the front over the Valley Gardens, the property also has the benefit of an attractive communal garden which can be accessed directly from the apartment.

Octagon Court is an attractive period building situated on Valley Drive, overlooking the famous Valley Gardens. Its convenient location is within a few minutes' walk of Harrogate town centre and well served by the nearby amenities along Cold Bath Road.

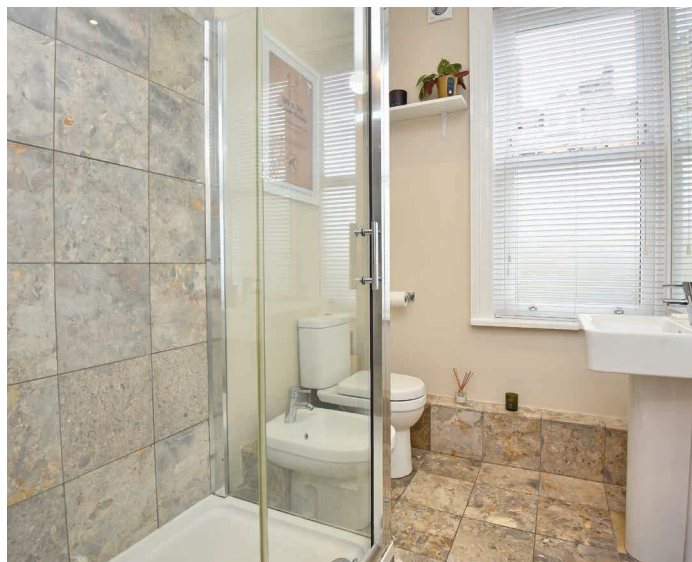


Sitting Room · Office · Living Kitchen

3 Bedrooms · En-Suite Shower Room · Shower Room

Communal Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with an attractive fireplace with living-flame gas fire. Window to front enjoying a delightful outlook directly towards the Valley Gardens.

OFFICE

Providing a useful workspace with stunning views over the Valley Gardens.

LIVING KITCHEN

An impressive open-plan kitchen, living and dining area. The modern kitchen comprises a range of stylish fitted units with quartz worktops, island, and breakfast bar. Range cooker and integrated appliances and direct access to the communal garden. Wood-burning stove.

BEDROOMS

There are three bedrooms within the apartment, including the main bedroom which has fitted wardrobes and an en-suite shower room.

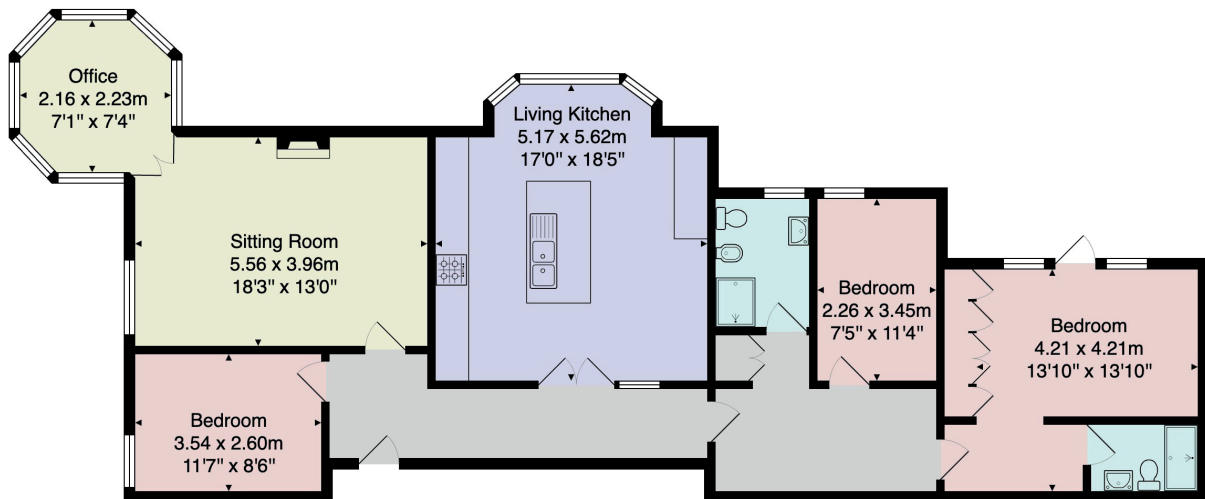
SHOWER ROOM

A white modern suite comprising WC, bidet, washbasin and shower.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin and shower.

FLOOR PLAN



Total Area: 115.1 m² ... 1239 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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Outside

The apartment has direct access to a communal garden that provides an attractive outdoor sitting area for the use of all residents.

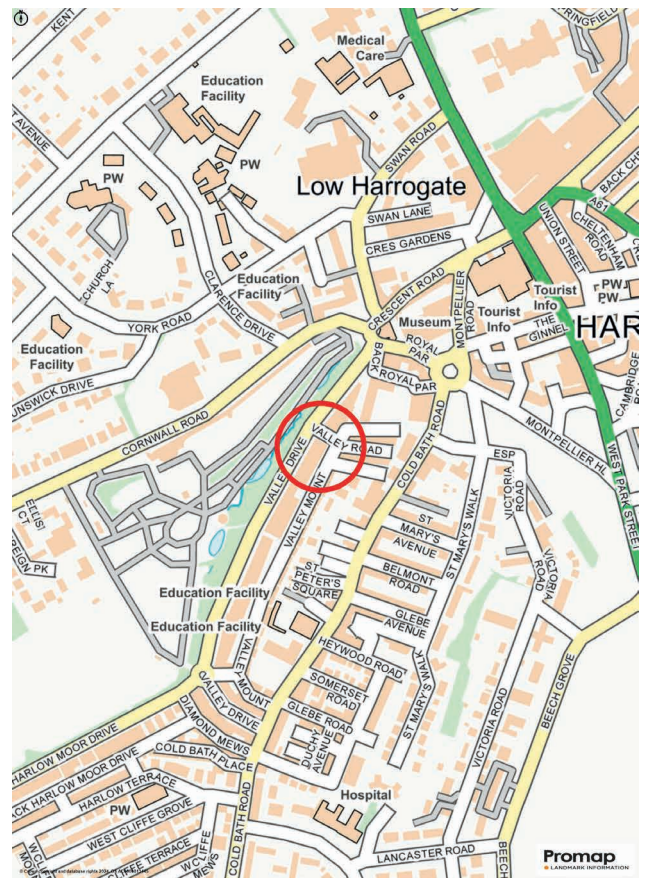
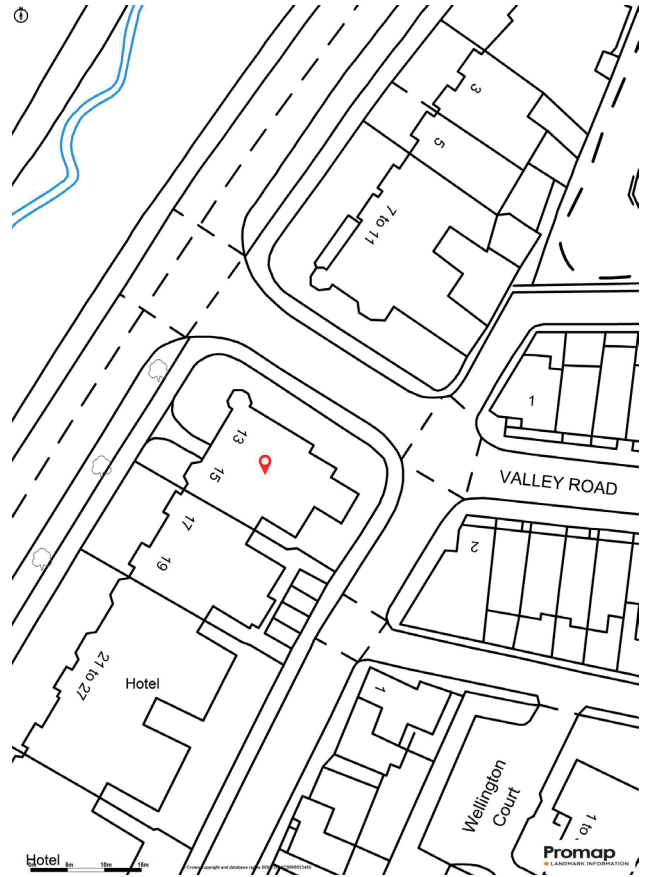
Services

All mains services connected.

Agents Note

Service charge - approx. £230pm inc buildings insurance.
Lease 999 years dating from 1893.
Details should be confirmed via solicitors.

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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