

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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105 Oak Lodge, Victoria Avenue, Harrogate, HG1 5PX

£170,000

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A spacious two-bedroom ground-floor apartment with allocated car parking space, situated within this popular development in the heart of Harrogate town centre.

This superb apartment provides generous and well-presented accommodation with a large reception room, kitchen, two bedrooms and a modern bathroom. The apartment has generous storage provisions with various fitted cupboards.

Oak Lodge stands within attractive communal grounds and the apartment has the benefit of an allocated car parking space within the secure underground parking area. The apartment is situated on the ground floor in a most convenient town centre location within a few minutes' level walk of the railway station and the towns excellent amenities and shops.





FIRST FLOOR

RECEPTION HALL

With fitted cupboard and storage space.

SITTING / DINING ROOM

A large reception room with sitting and dining areas. Windows including a full-height window overlooking communal gardens.

KITCHEN

With a range of fitted wall and base units with electric hob, integrated oven and space and plumbing for appliances.

BEDROOMS

There are two good- sized bedrooms, including the main bedroom with a large fitted cupboard.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower over.

OUTSIDE

The building stands with an attractive communal grounds and gardens. There is an underground car park, and the apartment has the benefit of an allocated car parking space.

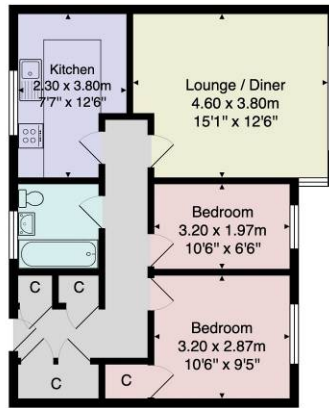
AGENT'S NOTES

The property is understood to be long leasehold, having an original lease length of 999 years from 1982. The service charge is £140 per calendar month. The service charge includes water, gardening, window, cleaning and communal area cleaning, as well as the buildings insurance. Pets and subletting / renting the apartment are not permitted.

The property has the benefit of newly installed windows and has been recently redecorated.

Council Tax Band - C





Total Area: 61.8 m² ... 665 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	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			