



18 Beechwood Court, Queens Road, Harrogate, HG2 0HD

£250,000

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A spacious and well-presented two-bedroom first-floor apartment situated in this sought-after and fashionable position on Cold Bath Road.

This super apartment occupies a delightful position within the development with an aspect overlooking the attractive communal gardens and has a garage. The accommodation provides high-quality and stylish living space with a stunning open-plan the kitchen and living area together with two double bedrooms, utility room and a modern bathroom. The property stands within attractive communal gardens and the apartment has the advantage of a single garage and the use of a residents' car park.

Situated in a desirable location just off Cold Bath Road, well served by a nearby parade of shops and within a few minutes' walk of the Valley Gardens, the Stray and Harrogate town centre.





FIRST FLOOR

RECEPTION HALL

A spacious reception hall with fitted cupboard

LIVING AREA / KITCHEN

A stunning open-plan kitchen and living space with impressive sitting in dining areas and a modern fitted kitchen comprising a range of stylish wall and base units with worktop and breakfast bar. Hot water top, waste disposal, induction hob, oven and microwave / second oven and grill, integrated fridge / freezer and dishwasher.

BEDROOMS

There are two good-sized double bedrooms, each with fitted wardrobes.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above. Tiled floor with under-floor heating. Heated towel rail.

UTILITY ROOM

With worktop, sink and fitted units. Space and plumbing for washing machine and tumble dryer.

OUTSIDE

The property stands within attractive communal gardens, and the apartment has the advantage of a single garage and the use of a residents' car park.

AGENT'S NOTES

The property has the benefit of gas central heating. The property is long leasehold, having an original term of 999 years from 1970. The service charges £1,506 per annum and include water rates.

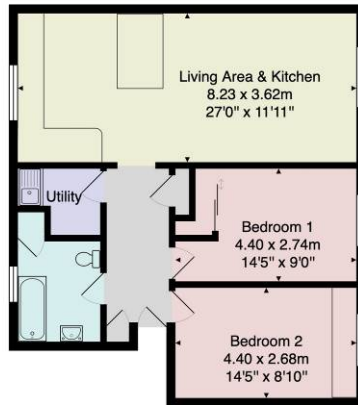
The ground rent is £30 per annum.

Renting the flat is not permitted.

EPC - C

Council Tax Band - B





Total Area: 71.3 m² ... 767 ft²

All measurements are approximate and for display purposes only.
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