



Flat 3, 69 East Parade, Harrogate, North Yorkshire, HG1 5LP

£215,000

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A spacious and well presented two-bedroom duplex apartment with en-suite facilities, situated in this most convenient town-centre location.

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The property is presented to a high standard with modern fittings, double glazing and gas central heating system. The well presented accommodation is arranged over two floors with a stunning open-plan kitchen and living area, together with two bedrooms, modern shower room and en-suite. The accommodation is presented to a high standard and both bathrooms have underfloor heating.

This impressive apartment is situated in the heart of Harrogate town centre, being just a short walk a range of amenities, which include bars, restaurants, shops and transport links, including Harrogate Railway station. Offered for sale with no onward chain.





## **SECOND FLOOR**

### **LIVING ROOM / KITCHEN**

With a spacious open-plan living space and a modern fitted kitchen with a range of stylish units with integrated electric hob, oven, dishwasher and fridge/freezer.

### **BEDROOM 1**

A double bedroom with fitted shelving and en-suite.

### **EN-SUITE**

A white suite comprising WC, basin and shower. Tiled walls and floor. Heated towel rail. Underfloor heating.

### **SHOWER ROOM**

A white modern suite comprising WC, basin and shower. Tiled walls and floor. Heated towel rail. Underfloor heating.

### **BEDROOM 2**

A large double bedroom with fitted wardrobes.

### **AGENT'S NOTE**

The property is long leasehold and a share of the freehold.

No ground rent.

Service charge is £68pcm

Subletting is permitted.

Small, well-behaved pets are allowed

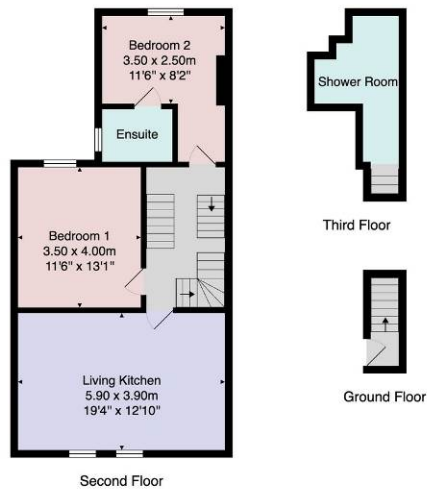
Each flat is responsible for 25% of the outgoing costs and has an equal share in the management company.



**Tenure** - Leasehold

**Council Tax Band** - B





Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>  
 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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