



**Flat A Radlyn Park, West End Avenue, Harrogate, HG2 9BZ**

**£165,000**

## Flat A Radlyn Park, West End Avenue, Harrogate, HG2 9BZ

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A beautifully presented one-bedroom ground-floor apartment with allocated parking space, situated in this desirable south Harrogate location just a short distance from the town centre.

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This superb property provides high-quality accommodation, comprising a large reception room with windows on two sides, together with a stylish fitted kitchen with integrated appliances, a double bedroom and a modern bathroom. The property is situated on the ground floor of this purpose-built development and has the benefit of allocated parking space. The property stands with an attractive and well maintained communal gardens, for the use of all residents.

West End Avenue is a desirable south Harrogate address close to the famous Harrogate Stray and within easy walking distance of Harrogate town centre, where there is an excellent range of amenities on offer. Offered for sale with no onward chain.





## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM / DINING ROOM

A large reception room with sitting and dining area. Windows to front and side.

### KITCHEN

A modern fitted kitchen with gas hob, integrated oven and space and plumbing for appliances.

### BEDROOM

A double bedroom.

### BATHROOM

A white modern suite comprising WC, washbasin set atop a vanity unit, bath with shower above. Heated towel rail.

### OUTSIDE

The property has the benefit of an allocated car parking space and use of the visitor parking space.

### AGENT'S NOTES

Length of Lease is 957 years

Lease commencement date 1980

Smiths Management company own the lease

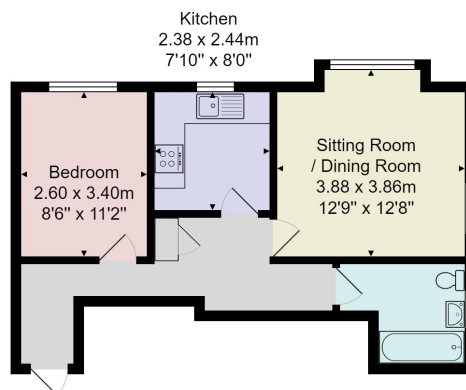
Service Charge Amount £1,144pa, which includes water rates.

Ground rent included in service charge.

Pets and subletting are not permitted.

### Council Tax Band - C





Total Area: 46.0 m<sup>2</sup> ... 496 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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## Verity Frearson

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