



30 Oak Tree Lodge, Harlow Manor Park, Harrogate, HG2 0QH

£169,950

30 Oak Tree Lodge, Harlow Manor Park, Harrogate, HG2 0QH

A well-presented, purpose-built two-bedroom second-floor apartment with pleasant aspects, forming part of a popular development for the over-55s.

The property has the benefit of lift facilities, attractive communal gardens and community alarm service. The spacious accommodation comprises a sitting room, two bedrooms together with a kitchen and modern shower room. There is also a large storage cupboard providing useful storage space.

The property is situated in a highly convenient location, well served by excellent amenities of Cold Bath Road and within easy walking distance of the Valley Gardens and the Stray. An internal inspection is strongly recommended.





SECOND FLOOR

RECEPTION HALL

With a large fitted cupboard.

SITTING ROOM

A spacious room with double aspect and Dyson heater/cooler.

KITCHEN

With a range of wall and base units with electric hob and oven and space for appliances. Window to side.

BEDROOM 1

A double bedroom with window to rear. Fitted wardrobes.

BEDROOM 2

A further bedroom with wardrobe and window to side.

SHOWER ROOM

A suite with WC, basin set with a vanity unit and shower. Heated towel rail.

OUTSIDE

The development stands in its own grounds, with immaculately presented gardens for the benefit of all the residents with ample residents' and visitor parking.

TENURE

The tenure of the property is understood to be Long Leasehold. The ground rent is believed to be £150 per annum and the service charge is believed to be approximately £570 per quarter, which covers buildings insurance, window cleaning, gardening and generous maintenance. Water and sewerage is believed to be approximately £71.88 per quarter. Sub-letting is not permitted. No pets allowed.

FACILITIES

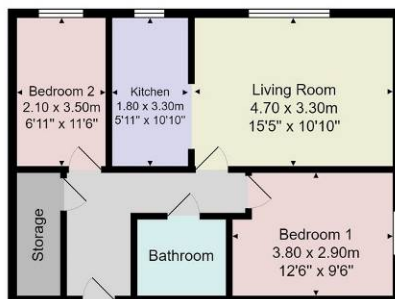
There is a beautifully presented residents' lounge on the second floor. On the ground floor is a storeroom housing the waste and recycling bins. The property has the advantage of lift access.

AGENT'S NOTE

The property has the benefit of a new electric central heating system and new carpeting and painting throughout.

Council Tax Band - D





Total Area: 58.6 m² ... 630 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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