



28 Wentworth Court, Beech Grove, Harrogate, HG2 0EL

**£250,000**

Offers Over



## 28 Wentworth Court, Beech Grove, Harrogate, HG2 0EL

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A fantastic opportunity to purchase a spacious and well presented one bedroomed apartment with private entrance, situated in this delightful position close to the Stray and Harrogate town centre.

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This super apartment is located in a quiet position between Beach Grove and Victoria Road on the edge of the famous Harrogate Street and within a few minutes walk of the town centre. The property has the advantage of residents parking spaces to the front of the property.

The apartment provides generous accommodation with a spacious sitting room, well equipped kitchen, double bedroom and bathroom and has generous storage provisions.

The property is situated in this prime Harrogate location with excellent amenities within easy walking distance and is offered for sale with no onward charge.







## **FIRST FLOOR**

### **RECEPTION HALL**

A private entrance leads to the apartment where there is a spacious hall with windows and fitted cupboards and store.

### **SITTING ROOM**

A spacious reception room with windows to front and rear. Attractive fireplace.

### **KITCHEN**

With space for dining table. The kitchen comprises a range of fitted wall and base units with electric hob, double oven, integrated fridge/freezer, integrated washing machine and dishwasher.

### **BEDROOM**

A good sized double bedroom with a fitted wardrobe.

### **BATHROOM**

With WC, basin set within a vanity unit and bath with shower above. Tiled walls and floor.

### **OUTSIDE**

The property stands with an attractive and well-maintained communal grounds and residents have use of the residents and visitors parking spaces.

### **AGENTS NOTE**

The property is long leasehold having an original term of 999 years from 1973. The service charge is currently approx. £1000 pa.

Subletting is permitted.

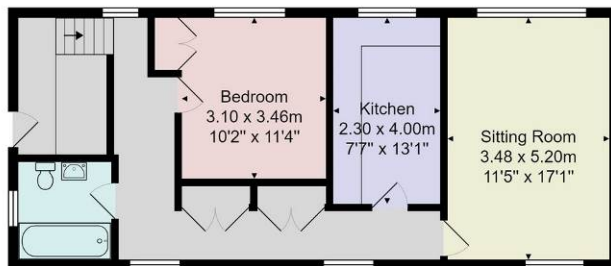
Pets are permitted.

Wentworth Court (Harrogate) Ltd owns the freehold which is owned by the flat owners who each own one share in the Company.

**Tenure** - Leasehold

**Council Tax Band** - C





Total Area: 66.1 m<sup>2</sup> ... 712 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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