



Flat B Harlow Oval Court, Harlow Oval, Harrogate, HG2 0DT

£280,000



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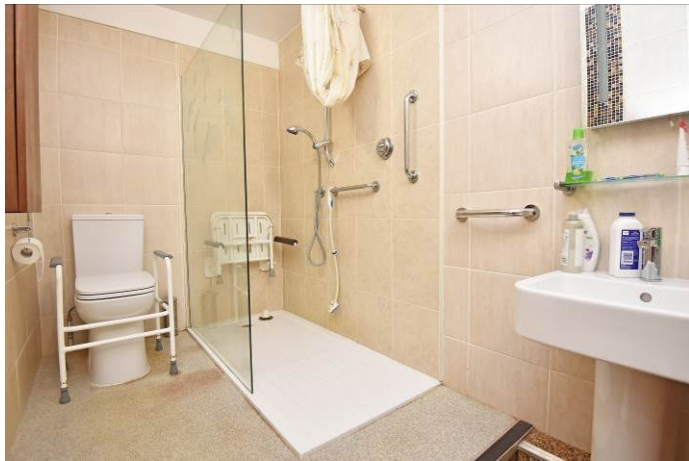
A fantastic opportunity to purchase a well-presented three-bedroom ground-floor apartment within this sought-after development, with the benefit of a garage.

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The apartment provides spacious accommodation and offers a large living space and modern kitchen, three bedrooms and a modern shower room.

The property stands within attractive communal gardens and has a garage with power and light. The apartment is situated in a convenient location on the south side of Harrogate, close to excellent local amenities including a popular parade of shops on Cold Bath Road.





## **GROUND FLOOR**

### **COMMUNAL ENTRANCE**

With security entry-phone system. Providing access to a grand and particularly well-appointed entrance foyer.

### **L-SHAPED ENTRANCE HALL**

Central heating radiator. Wall lighting. Built-in airing cupboard with hot-water cylinder and fitted shelving.

### **LIVING ROOM**

uPVC window to side. Central heating radiator. Archway through to –

### **DINING ROOM**

Central heating radiator. Serving hatch.

### **KITCHEN**

Extensive range of fitted base cupboards with work surfaces above having inset 1½-bowl single-drainer stainless-steel sink unit with tiled splashback and matching wall-mounted units with under-lighting. Built-in induction hob with Smeg electric oven below and designer stainless-steel and glass extractor hood above. Integrated dishwasher. Ample space for fridge / freezer. Central heating radiator. Serving hatch to the dining room.

### **BEDROOM 1**

uPVC window to rear. Central heating radiator.

### **BEDROOM 2**

uPVC windows to side and rear. Central heating radiator.

### **BEDROOM 3**

uPVC window to rear. Central heating radiator.

### **SHOWER ROOM**

Modern designer white suite comprising low-flush WC, pedestal washbasin with mirror and light above with integrated shaver socket and glass shelf below. Walk-in shower. Fully tiled walls and wall-mounted medicine cabinet. Chrome ladder-style heated towel rail.

### **OUTSIDE**

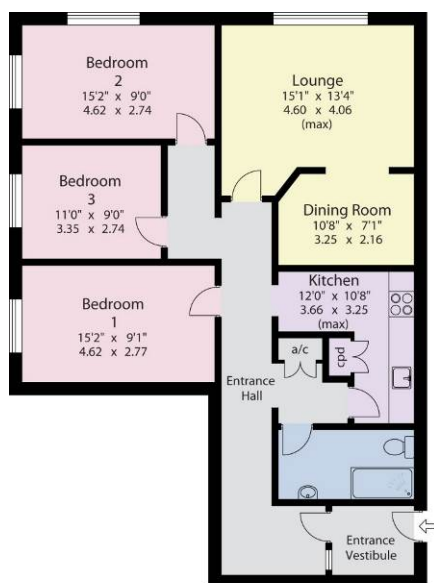
The property stands within well-maintained communal grounds and has the benefit of a single garage (No 10) with power and light. There is also a residents' and visitor parking area.

### **TENURE**

The tenure of the apartment is understood to be Long Leasehold, having an original term of 999 years from 2005. The service charge is believed to be approximately £165 pcm. Please note that subletting is prohibited. The apartments are intended for owner-occupation use only.

**Council Tax Band - E**





Approx Gross Floor Area = 1108 Sq. Feet  
= 102.71 Sq. Metres

## 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		
<small>WWW.EPC4U.COM</small>		