



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

£270,000

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

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

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.

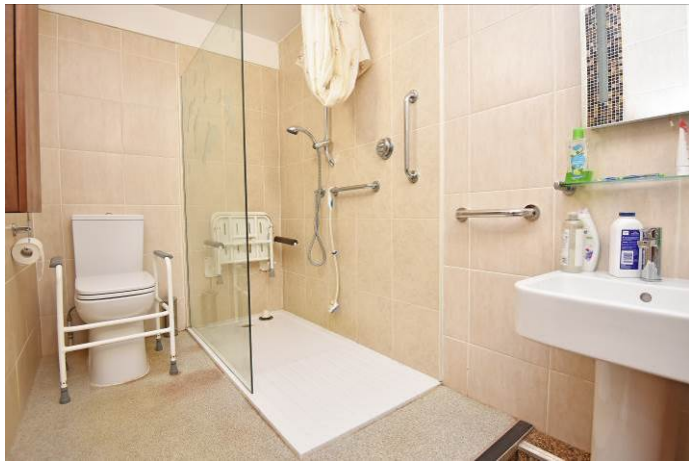
OUTSIDE

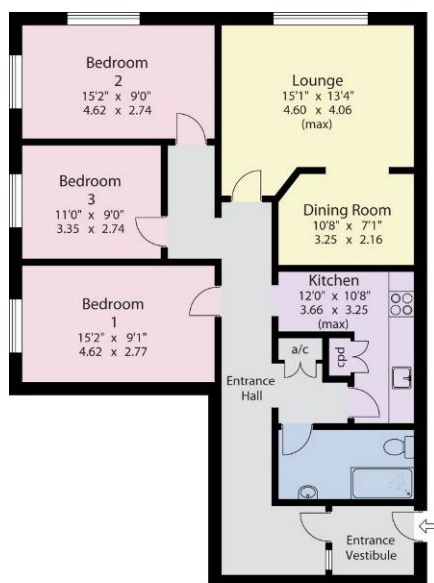
The property stands within well-maintained communal grounds and has the benefit of a single garage (No 10) with power and light. There is also a residents' and visitor parking area.

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

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		