



5 Cavendish Gardens, Cavendish Avenue, Harrogate, HG2 8HY

£225,000

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A superb modern one-bedroomed retirement apartment situated on the first floor of this exclusive development, with lift access.

This excellent apartment offers spacious accommodation, appointed to a high standard, with large sitting room, a stylish kitchen with dining area, a bedroom, a bathroom and the benefit of gas central heating and double glazing throughout. The property has an allocated parking space and use of the attractive communal gardens.

Cavendish Gardens is an exclusive over-55s retirement development situated in one of the most sought-after districts of Harrogate, close to the Stray and less than a mile from the town centre. An internal inspection of this superb retirement apartment is strongly recommended.





FIRST FLOOR

SITTING ROOM

A spacious reception room with feature fireplace with electric fire.

DINING KITCHEN

With space for dining area. The kitchen comprises a range of fitted units with electric hob, integrated oven, microwave, dishwasher and washing machine.

BEDROOM

A good sized double bedroom with fitted wardrobes and drawers.

BATHROOM

A white suite comprising WC, basin set within a vanity unit, bath and shower.

OUTSIDE

The property has the benefit of a private allocated parking space. Residents also have use of the attractive and well-maintained communal gardens within the development.

AGENTS NOTE

Residents must be 55 years old or older.

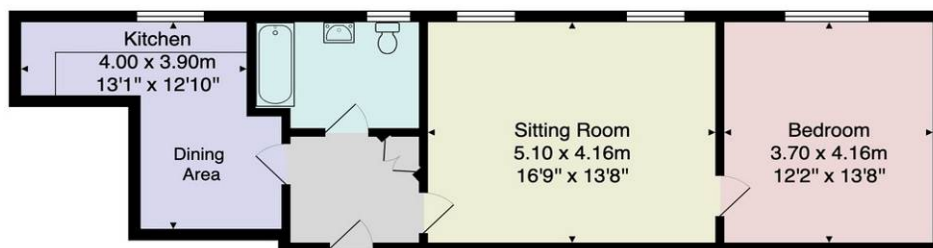
The property is long leasehold with an original lease length of 999 years.

Service charge is approximately £? per month. This includes buildings, insurance, maintenance of the communal grounds and maintenance of the outside of the building. Window cleaning is also included. Residents of the building have access to the communal facilities within the development which includes use of an en-suite guest bedroom and access to the communal lounge.

Cannot be sublet unless the vendor has owned the apartment for 2 years with agreement from management company

Council Tax Band - D





Total Area: 63.0 m² ... 678 ft²

All measurements are approximate and for display purposes only.

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