



15 Howard Court, Rutland Drive, Harrogate, HG1 2PB

£225,000

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A beautifully presented three-bedroom second-floor apartment with single garage and balcony, situated in the desirable Duchy area of Harrogate and close to the Valley Gardens.

This excellent apartment offers spacious accommodation with the benefit of sitting / dining room, fitted kitchen, bathroom, and three bedrooms. There is a private balcony which enjoys a delightful aspect over the large communal gardens.

The property forms part of his popular purpose-built development which is on a bus route and within walking distance of Harrogate town centre and its railway station. Offered for sale with no onward chain.





SECOND FLOOR RECEPTION HALL

A large reception hall.

SITTING ROOM

A spacious reception room with sitting and dining areas. Glazed doors lead to a balcony.

KITCHEN

With a range of fitted units with worktop, gas hob, integrated oven, dishwasher, fridge / freezer and washing machine.

BATHROOM

With WC, washbasin set within a vanity unit, and bath with shower above.

BEDROOM 1

A good-sized double bedroom.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A further good-sized bedroom. The stud wall could potentially be easily removed to create a larger plan living space with the sitting room if required.

OUTSIDE

The property has the benefit of a single garage (Number 13). The apartment has glazed doors leading to a private balcony, providing an excellent outdoor sitting area. Howard Court stands within attractive communal gardens and grounds, for the use of all residents.

Agent's Notes

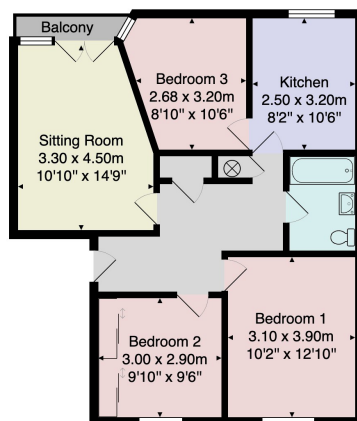
The tenure is Leasehold, but each apartment-owner owns a share in the Management Company.

The service charge is currently £1,900 per annum, payable in June and December.

There is a security entry buzzer system.

The apartment has the benefit of gas central heating and double glazing.

Council Tax Band - C



Total Area: 69.2 m² ... 745 ft² (excluding balcony)

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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