



Apartment 5, 61a East Parade, Harrogate, HG1 5LP

£239,959

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A beautifully presented two-bedroom top-floor apartment situated in this super town centre location within a couple of minutes' walk from the railway station.

This super property provides high-quality accommodation with an open plan living space and kitchen together with two double bedrooms, modern shower room and secure entry system.

The property forms part of this quality development of just six self-contained apartment which was developed in 2022. The property has an attractive outlook and is located in the heart of the town centre, with an excellent range of bars, restaurants, shops and transport links on the doorstep. No onward sales chain.





LIVING KITCHEN

With spacious sitting and dining areas. The kitchen comprises a range of stylish modern units with electric hob, oven, microwave, fridge / freezer and dishwasher.

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further large double bedroom.

SHOWER ROOM

A modern suite comprising WC, washbasin set within a vanity unit, and large walk-in shower. Tiled walls on floor. Heated towel rail and under-floor heating.

UTILITY CUPBOARD

A useful storage space with plumbing for a washing machine.

AGENT'S NOTE

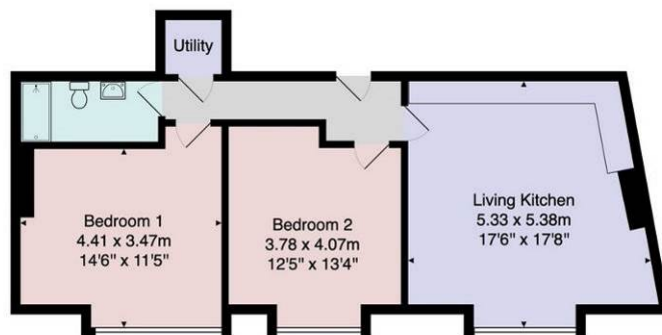
The property has been run as a successful holiday let. The property can now be purchased as a going concern should a buyer wish to continue to run the property as a holiday rental. Furniture can be included by way of separate negotiation. The property has the benefit of a gas-fired combi boiler providing central heating and hot water.

LEASE DETAILS

The property has a 250-year lease from 2022. There is no ground rent. The service charge is £300 per quarter plus buildings insurance. The property is long leasehold, however the current owners are currently in the process of purchasing a share of the freehold. Renting and holiday rentals are permitted. Parking is available on-street, with a parking permit.

Council Tax Band - B





Total Area: 71.3 m² ... 768 ft²

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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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(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		