



Flat 3, 69 East Parade, Harrogate, North Yorkshire, HG1 5LP

£185,000

Guide Price

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A spacious and well presented two-bedroom duplex apartment with en-suite facilities, situated in this most convenient town-centre location.

The property is presented to a high standard with modern fittings, double glazing and gas central heating system. The well presented accommodation is arranged over two floors with a stunning open-plan kitchen and living area, together with two bedrooms, modern shower room and en-suite. The accommodation is presented to a high standard.

This impressive apartment is situated in the heart of Harrogate town centre, being just a short walk a range of amenities, which include bars, restaurants, shops and transport links, including Harrogate Railway station. Offered for sale with no onward chain.





SECOND FLOOR

LIVING ROOM / KITCHEN

With a spacious open-plan living space and a modern fitted kitchen with a range of stylish units with integrated electric hob, oven and fridge/freezer.

BEDROOM 1

A double bedroom with fitted shelving and en-suite.

EN-SUITE

A white suite comprising WC, basin and shower. Tiled walls and floor. Heated towel rail.

SHOWER ROOM

A white modern suite comprising WC, basin and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A large double bedroom with fitted wardrobes.

AGENT'S NOTE

The property is long leasehold and a share of the freehold.

No ground rent.

Service charge is £68pcm

Subletting is permitted.

Small, well-behaved pets are allowed

Each flat is responsible for 25% of the outgoing costs and has an equal share in the management company.

Tenure - Leasehold

Council Tax Band - B



Total Area: 72.0 m² ... 775 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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