



**6 Cornwall House, Portland Crescent, Harrogate, HG1 2TR**

**£237,000**

Guide Price



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A well-presented two-bedroom ground-floor apartment forming part of this popular gated development which adjoins an attractive woodland and a park.

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This super apartment provides generous accommodation comprising a large reception room, together with a well-equipped kitchen, two double bedrooms, modernised en-suite shower room and a modern bathroom. The building stands within attractive and well-maintained communal gardens and the apartment has the benefit of access to car parking. Residents also have use of the visitors' parking area.

The property is also within easy walking distance of Harrogate town centre, where there are an excellent range of amenities on offer, including bars, restaurants, shops and railway station.







## GROUND FLOOR

### RECEPTION HALL

A spacious reception hall with fitted cupboards and boiler cupboard.

### SITTING / DINING ROOM

A large reception room with sitting and dining areas along with bay window, allowing lots of natural light into the room.

### KITCHEN

With a range of wall and base units with induction hob and electric oven, integrated fridge / freezer and integrated dishwasher. Windows to side.

### BEDROOM 1

A double bedroom with fitted wardrobes and window to the side

### EN-SUITE SHOWER ROOM

A modern suite with WC, washbasin set with a vanity unit, and shower. Heated towel rail.

### BEDROOM 2

A further good-sized double bedroom, with window to the side.

### BATHROOM

A modern suite with floor to ceiling tiling comprising of low-flush WC, washbasin, and bath with shower above. Heated towel rail.

### OUTSIDE

Secure electric gates provide access at the main entrance of the development. The property has the advantage of parking. Access to the basement car park is provided by means of a remote-controlled electrically operated door, leading to a bike store, giving added security. The property stands within attractive and well-maintained communal gardens with concierge's office, which are for the use of all residents.

**Tenure** - Leasehold

**Council Tax Band** - E







Total Area: 75.8 m<sup>2</sup> ... 816 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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