



**Flat 1 Stray Court, Princes Villa Road, Harrogate, HG1 5RJ**

**£250,000**



## Flat 1 Stray Court, Princes Villa Road, Harrogate, HG1 5RJ

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A very spacious two-bedroom ground-floor apartment situated in the heart of Harrogate town centre and on the edge of the famous Harrogate Stray.

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The apartment has the benefit of gas central heating and is situated in an attractive location adjoining the Stray and just a short level walk from Harrogate town centre.

The apartment provides well-presented accommodation and includes a large sitting room, together with a kitchen, two double bedrooms, en-suite shower room and a modern bathroom. Offered for sale with no onward chain.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING / DINING ROOM**

A spacious reception room with sitting and dining areas. Fireplace with electric fire. Glazed door leads to the communal garden and outdoor sitting area.

### **KITCHEN**

With a range of fitted units and space for appliances.

### **BEDROOM 1**

A double bedroom with fitted wardrobe and en-suite shower room.

### **EN-SUITE SHOWER ROOM**

With WC, washbasin and shower.

### **BEDROOM 2**

A further double bedroom with fitted wardrobes.

### **BATHROOM**

A white suite comprising WC, washbasin, and bath with shower above.

### **TENURE**

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

The service charge is £400 per quarter.

No ground rent payable.

Subletting / renting is permitted.

Short term holiday lets are not permitted.

### **OUTSIDE**

The apartment has direct access to the attractive communal garden with outdoor sitting area. On-street parking.

**Tenure** - Leasehold

**Council Tax Band** - C

**EPC** - D





Total Area: 94.3 m<sup>2</sup> ... 1015 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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