



**40 Arthington Court, East Parade, Harrogate, HG1 5LH**

**£150,000**

Offers Over

## 40 Arthington Court, East Parade, Harrogate, HG1 5LH

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A spacious and well-presented two-bedroom second-floor retirement apartment forming part of a popular development in the heart of Harrogate, within easy level walking distance of the town's amenities.

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Arthington Court has the advantage of a lift, and residents benefit from excellent communal facilities including a lounge, laundry and well-maintained gardens. A live-in development manager is on hand, and residents are welcome to take advantage of an active programme of social activities.

The accommodation comprises a large reception room with sitting and dining areas, two good-sized bedrooms, kitchen, bathroom and en-suite shower room, together with a spacious reception hall and storage cupboard. Offered for sale with no onward chain.







## **FIRST FLOOR**

### **RECEPTION HALL**

Large fitted storage cupboard.

### **SITTING / DINING ROOM**

A spacious reception room with space for sitting and dining. Fireplace with electric fire.

### **KITCHEN**

Fitted with a range of wall and base units, electric hob and oven, and space for appliances.

### **BEDROOM 1**

A double bedroom with fitted wardrobes and en-suite.

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

With WC, washbasin set within a vanity unit and shower. Heated towel rail.

### **BEDROOM 2**

A further double bedroom with fitted wardrobes.

### **BATHROOM**

With WC, washbasin, bath and shower.

### **OUTSIDE**

The development stands in its own grounds with attractive communal gardens to the rear. Car park adjacent provides residents' and visitors' off-street parking.

### **AMENITIES**

Secure entry system  
Residents' lounge  
Laundry facilities  
Lift to all floors  
Warden assistance

### **AGENT'S NOTES**

Management company: First Port Estates and Management Ltd.

Tenure: Long leasehold with original term of 125 years from 1993.

Ground rent: Approx. £576 pa.

Service charge: Approx £4,888 pa. (Includes water).

Subletting is permitted.

One existing dog may be kept with landlord consent (chargeable). No new pets or cats permitted.

### **SERVICES**

All mains services with the exception of gas

**Council Tax Band - D**

**EPC - C**





Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup>

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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