



14 Queens Close, Lancaster Road, Harrogate, HG2 0HG

£240,000

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A beautifully presented two-bedroom second-floor apartment with balcony, lift access and single garage, situated in this delightful position just a short stroll from Harrogate town centre.

This most impressive apartment provides accommodation that has been newly refurbished to a very high standard and has a spacious sitting room, stylish kitchen, two double bedrooms with fitted wardrobes, and a shower room. A glazed door from the apartment leads to a private balcony which provides an excellent outdoor entertaining space.

Queen's Close stands with an attractive, well-maintained communal gardens and has a garage plus the use of ample residents' and visitors' parking spaces. The property is situated in an attractive position close to the edge of the famous Harrogate Stray, has direct access fiery pedestrian gate to Cold Bath Road and is well served by excellent local amenities and is within easy walking distance of the town centre.





SECOND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with dual aspect and door leading to a balcony, which provides a delightful sitting area overlooking the gardens.

KITCHEN

A modern fitted kitchen with stylish wall and base units with worktops, induction hob, integrated double oven, integrated dishwasher, integrated washer / dryer, fridge / freezer.

BEDROOM 1

A large double bedroom with fitted wardrobes, and window with fitted shutters.

BEDROOM 2

A double bedroom with fitted cupboard and window with fitted shutters. Potential to use as a second reception room if preferred.

SHOWER ROOM

A newly fitted modern white suite comprising WC, washbasin set within a vanity unit and shower. Heated towel rail.

OUTSIDE

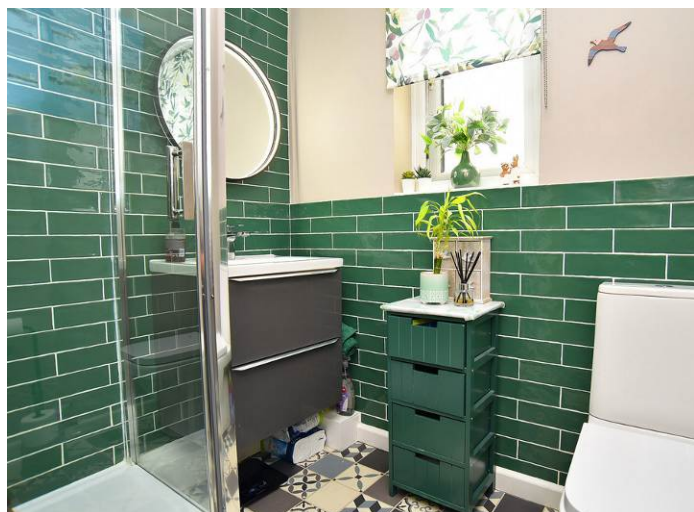
The property has the benefit of a single garage and use of the residents' parking area and visitor parking spaces. Queen's Close stands with an attractive, well-maintained communal gardens and grounds for the use of all residents. A door from the apartment leads to a private balcony, which provides a delightful outdoor sitting area and entertaining space.

AGENT'S NOTE

The property is long leasehold. The service charge is approximately £2,200 per annum. The apartment has a newly installed modern electric heating system. There is no gas connected to the building. There are no pets allowed.

Tenure - Leasehold

Council Tax Band - C





Total Area: 65.1 m² ... 701 ft² (excluding balcony)

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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