



9 Duchy Grange, 47 Kent Road, Harrogate, HG1 2EU

£325,000

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A well-presented and spacious two-bedroom second-floor apartment with en-suite facilities, lift access and garage, situated within this quiet and desirable location within the Duchy estate.

The property forms part of a purpose-built, well-regarded development which stands within attractive and well-maintained communal gardens. The spacious accommodation is presented to a good standard and comprises a large reception room with sitting and dining areas, a well equipped kitchen and two bedrooms, one of which is en-suite, and a family bathroom. The property also has the advantage of a single garage.

Duchy Grange is situated in this desirable location just a short distance from Harrogate town centre.





SECOND FLOOR

RECEPTION HALL / STUDY

A spacious reception hall with study area and fitted cupboards.

KITCHEN

With window to front. The kitchen comprises a range of wall and base units with gas hob, oven, integrated dishwasher and washing machine.

SITTING / DINING ROOM

A spacious open-plan living space with sitting and dining area with large window to the front.

BEDROOM 1

A double bedroom with windows to side.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and shower. Heated towel rail. Substantial storage space. Access to loft hatch with sliding ladder installed.

BEDROOM 2

A further good-sized double bedroom with fitted wardrobes and windows to front and side.

FAMILY BATHROOM

Modern white suite with WC, washbasin, and large walk-in shower. Heated towel rail. Window to side.

OUTSIDE

The property stands within attractive and well-maintained communal gardens. There is a single garage (Number 1) with electric door, forming part of the adjoining garage block.

AGENT'S NOTE

The following information has been provided by the owner.

Buyers are advised to have their legal representative review and approve the lease details prior to purchase.

The property is long leasehold having an original lease of 999 years from 1978.

The service charge is currently £2,400per annum. This includes buildings insurance.

Nil ground rent (peppercorn if demanded).

No pets.

Cannot sublet.

The freehold of the property is owned by the management company which, in turn, is made up of the flat-owners within the building.

The management of the building is overseen by Walker Smale.

All mains services including gas.

Gas central heating with a Combi Boiler (located in hall).

There is a security entry system to the block.

Council Tax Band - D



Total Area: 94.4 m² ... 1016 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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