



Flat 6, 64A Kent Road, Harrogate, North Yorkshire, HG1 2NL

£250,000

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A recently refurbished and very well-presented two-bedroom second-floor (top) apartment with parking and garage, forming part of a select purpose-built development within a woodland setting in the highly desirable Duchy district of Harrogate.

This impressive apartment has been recently fully refurbished and modernised to a high standard and provides an impressive open plan sitting and dining area together with a modern, newly fitted kitchen and bathroom and two good-sized bedrooms. The property stands with an attractive and well-maintained communal gardens and apartment has the benefit of an allocated parking space and garage.

This excellent apartment offers light, airy and secure accommodation in a very quiet location, whilst being within easy walking distance of all of Harrogate amenities. Offered for sale with no onward chain.





SECOND FLOOR

SITTING / DINING ROOM

An impressive open-plan living space with windows to front and side. Tiled flooring.

KITCHEN

Modern newly fitted kitchen with a range of stylish units with electric hob, oven, integrated microwave, dishwasher and fridge. Windows to front and side.

BEDROOM 1

A large double bedroom with window to front and fitted wardrobes.

BEDROOM 2

A further bedroom with windows to rear. Fitted wardrobes.

BATHROOM

A modern white suite with WC, washbasin, bath and large shower. Fully tiled walls and floor, heated towel rail and window to front.

OUTSIDE

The property stands within attractive communal gardens with lawn and planted borders with mature hedge boundary. The property has the advantage of an allocated off-road parking space and a single garage.

AGENT'S NOTE

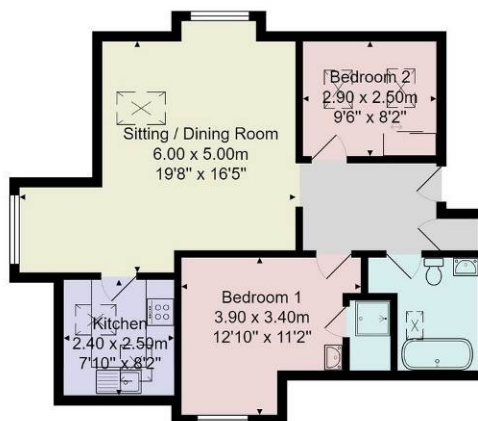
Original lease term of 999 years.

The freehold is owned by Kentwood Court Management Co Ltd, and each apartment owner owns one seventh of the management company.

Service charge TBC

Pets are not permitted

Subletting is permitted



Total Area: 63.9 m² ... 688 ft²

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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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		