



Flat 18 Cecil Court, Valley Drive, Harrogate, HG2 0JR

£265,000

Guide Price

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An attractive and beautifully presented first-floor apartment, forming part of a well-managed and highly regarded building perfectly positioned opposite Valley Gardens and just a short stroll from Cold Bath Road and Harrogate town centre.

The apartment offers stylish and generously proportioned accommodation, finished to an exceptionally high standard throughout.





The accommodation comprises: a ground floor communal entrance with security entry system and revolving door, with stairs leading to the first floor. A private entrance hall provides access to all rooms and includes a useful storage cupboard.

A particular feature of this apartment is the superb open-plan living, dining and kitchen area, enjoying a wide bay window to the front with wonderful views across Valley Gardens. The modern fitted kitchen is equipped with a range of contemporary units and integrated appliances, including a washing machine, dishwasher, fridge, and freezer.

The principal bedroom, positioned to the rear of the building, features French doors opening onto a Juliet balcony and an elegant en suite bathroom. There is also a second double bedroom, again with a Juliet balcony, and a stylish house shower room.

Externally, the property benefits from a private allocated parking space to the rear of the building, together with access to a secure communal bicycle store and bin store.

AGENTS NOTE

Lessees are not allowed to use the apartment as an Airbnb/holiday let and are not allowed to keep pets without permission from the management group. For further information on these and any other standard restrictions please contact the agent.

Tenure: Leasehold. 125 Years from 01/01/2003 therefore 103 years remaining.

Service charge and ground rent tbc.

Council Tax Band - D



Total Area: 70.8 m² ... 762 ft²
 All measurements are approximate and for display purposes only.
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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		
(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		
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