



7 Chapman House, Chapman Square, Harrogate, HG1 2SQ

£425,000

7 Chapman House, Chapman Square, Harrogate, HG1 2SQ

An impressive two-bedroom first-floor apartment, with lift access, forming part of this attractive building situated on the edge of the Valley Gardens and within easy walking distance of the town centre.

This super apartment provides spacious and well-presented accommodation comprising a large reception room with sitting and dining areas and glazed doors leading to a Juliet balcony, together with a modern kitchen, two double bedrooms, a modern bathroom and en-suite. There is also a spacious reception hallway which has generous cupboards and storage space. The property stands within attractive and well-maintained communal gardens and grounds and there is a patio garden for the use of all residents. The apartment has use of the ample residents' and visitor parking area to the front of the property.

Chapman House is an exclusive development of private residential apartments situated adjacent to the famous Valley Gardens and is within walking distance of Harrogate town centre. Offered for sale with no onward chain.





FIRST FLOOR

RECEPTION HALL

With fitted cupboards and airing cupboard.

SITTING / DINING ROOM

A spacious reception room with space for sitting and dining areas. Glazed doors lead to a Juliet balcony. Fireplace with electric fire.

KITCHEN

With a range of modern fitted units with induction hob, double oven, integrated dishwasher, fridge / freezer and washing machine.

SHOWER ROOM

A modern white suite with WC, washbasin set with a vanity unit and shower. Heated towel rail.

BEDROOM 1

A double bedroom with fitted wardrobes and dressing area. Electric remote-controlled blinds.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower. Heated towel rail.

BEDROOM 2

A further double bedroom with fitted wardrobes.

OUTSIDE

The property stands within attractive gardens and grounds. There is a patio sitting area located at the rear of the building for the use of all residents. There is ample residents' and visitor parking to the front of the building.

AGENT'S NOTE

The property is long leasehold, having an original term of 999 years. The service charge is currently circa £1,400 paid half yearly.

Pets are not permitted.

Subletting/renting the apartment is permitted

Short-term holiday lets are not permitted.

The property has gas central heating.

All mains services are connected to the building.

The property has the benefit of double-glazed windows.

The property is situated within a Conservation Area.

Council Tax Band - F





Total Area: 99.7 m² ... 1073 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

