



11 Beechwood Court, Queen's Road, Harrogate, HG2 0HD

£210,000

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A spacious and well-presented two-bedroom ground-floor apartment, occupying an excellent position within this sought-after and fashionable development just off Cold Bath Road.

This superb apartment enjoys a delightful outlook over the communal gardens and benefits from a single garage and residents' parking. The generous accommodation includes a large reception room, modern kitchen, two double bedrooms, shower room, separate WC and ample storage space. Beechwood Court stands within beautifully maintained communal gardens, creating a peaceful and attractive setting just moments from the town centre.

The property is ideally located in one of Harrogate's most fashionable areas, just off Cold Bath Road, well served by an excellent range of independent shops, cafés and restaurants. The Valley Gardens, the Stray and Harrogate town centre are all within easy walking distance. The property is offered for sale with no onward chain.





GROUND FLOOR RECEPTION HALL

A spacious entrance hall with large fitted storage cupboard.

SITTING ROOM

A generous reception room with sitting and dining areas and window overlooking the attractive communal gardens.

KITCHEN

A modern fitted kitchen with space for a dining table and window overlooking the rear gardens. The kitchen comprises a range of contemporary wall and base units with fridge/freezer, electric hob, integrated oven and space for appliances.

BEDROOMS

There are two good-sized double bedrooms.

SHOWER ROOM

Fitted with a large walk-in shower, and washbasin set within a vanity unit. Tiled walls and floor. Heated towel rail.

SEPARATE WC

With WC.

OUTSIDE

The property benefits from a single garage and use of the residents' parking area. Beechwood Court stands within attractive and well-maintained communal gardens, with various lawned areas for residents' use, and mature planted borders.

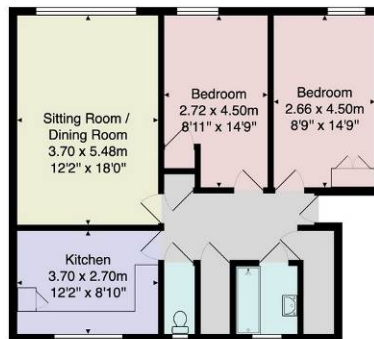
AGENT'S NOTES

- Long leasehold – understood to have an original term of 999 years.
- Current service charge: approximately £1,500 per annum (includes water rates, buildings insurance, and maintenance of communal gardens and building).
- Ground rent: £30 per annum.
- No pets permitted.
- Subletting (renting) is not permitted.

Tenure - Leasehold

Council Tax Band - B

EPC - C



Total Area: 73.7 m² ... 793 ft²

All measurements are approximate and for display purposes only.

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