



5 Arthington Court, East Parade, Harrogate, HG1 5LH

£120,000

Offers Over

5 Arthington Court, East Parade, Harrogate, HG1 5LH

A well-presented one-bedroom ground-floor retirement apartment with private door leading directly to the attractive communal gardens and situated in this popular town-centre position.

The apartment has modern kitchen and bathroom fittings and forms part of a popular retirement development in the heart of Harrogate, within easy level walking distance of the town's amenities.

Arthington Court has the advantage of a lift, and residents have the benefit of excellent communal facilities which include a residents' lounge, laundry and well-maintained and attractive gardens. An early inspection of this super apartment is strongly recommended. Offered for sale with no onward chain.





GROUND FLOOR

Security-controlled entrance door leads to –

COMMUNAL RECEPTION HALL

With residents' lounge, housekeeper's office and communal laundry.

ENTRANCE HALL

Large storage cupboard housing hot-water cylinder.

SITTING ROOM

A spacious reception room with glazed doors leading to the communal gardens.

KITCHEN

With a range of modern wall and base units and work surfaces having inset stainless-steel sink and drainer. Hob with extractor hood above, integrated electric oven. Window to front.

BEDROOM

A good sized double bedroom.

SHOWER ROOM

A modern suite with a bath, low-flush WC and washbasin. Tiled walls and floor.

OUTSIDE

The development stands within its own grounds with attractive communal gardens to the rear. An adjacent car park provides parking for residents and visitors.

TENURE

Service Charge – £2,736.16 pa

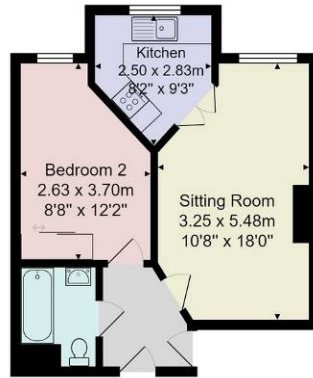
Ground Rent £575 pa (approx.)

Payments are made twice yearly for both Service Charge and Ground Rent.

1 existing dog can be brought with a new purchaser, but no new pets and no cats - this is subject to consent from the landlord, which is chargeable.

Tenure - Leasehold

Council Tax Band - C



Total Area: 40.1 m² ... 432 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	A		
(91-97)	B		
(81-90)	C	76	80
(65-80)	D		
(55-64)	E		
(41-54)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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