



Flat 3, 32 Grove Park Terrace, Harrogate, HG1 4BW

£115,000

# Flat 3, 32 Grove Park Terrace, Harrogate, HG1 4BW

A well-presented one-bedroom second-floor apartment situated on the top floor of a substantial building comprising a total of three apartments. This excellent apartment is situated in a quiet yet highly convenient location, well served by the amenities of High Harrogate and within easy walking distance of the town centre.

## GROUND FLOOR

Security-controlled entrance door leads to –

## COMMUNAL ENTRANCE HALL

With stairs leading to the upper floors.

## SECOND FLOOR

Private front door leads to –

## ENTRANCE HALL

### LOUNGE

Double-glazed window to front, laminate wood flooring and coved ceiling. Feature fireplace and night-storage heater.

### KITCHEN

With large skylight window. Fitted base cupboards with work surfaces above having inset single-drainer stainless-steel sink unit, plus matching wall-mounted units. Built-in ceramic hob with oven below and extractor hood above. Plumbing for washing machine and laminate wood flooring.

### BEDROOM

Double-glazed window to rear, laminate wood flooring, night storage heater and coved ceiling.

### SHOWER ROOM

Modern suite comprising low-flush WC, pedestal washbasin and fully tiled shower cubicle. Half-tiled walls, heated towel rail, extractor fan and coved ceiling.

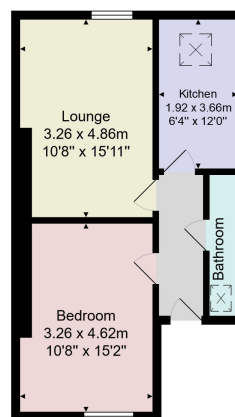
## SERVICES

All mains services with the exception of gas.

## TENURE

Understood to be Long Leasehold, having an original term of 999 years. The Freehold is jointly owned by all three flats and the maintenance of the building is shared equally between the flats - one third each.

## Council Tax Band - A



Total Area: 47.4 m<sup>2</sup> ... 510 ft<sup>2</sup>

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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