



Chapman Square, Harrogate, HG1 2SQ

- NO ONWARD CHAIN
- Stunning communal gardens & residents / visitor parking
- Bedroom one with en-suite shower room
- Juliet balcony from the lounge
- Recently refurbished and modernised kitchen and shower room
- Sought after location
- Exclusive purpose built development with the benefit of a lift to all floors
- Sought after location close to Valley Gardens, the Stray & town centre
- Gas central heating
- Council tax band: F



Guide Price £475,000

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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity to purchase a well presented, spacious two bedroom first floor apartment, forming part of this exclusive purpose built development in a highly sought after location just off the Valley Gardens within short distance of the town centre.

The accommodation offers generous, flexible living space throughout, benefiting from modern kitchen and shower room and comprises: Recently renovated communal entrance hall with secure telephone entry system and lift leading to first floor, private hallway with storage cupboard, lounge with Juliet Balcony, modernised and recently fitted breakfast kitchen with integrated appliances, two double bedrooms, bedroom one with en-suite and both bedrooms benefitting from fitted wardrobes. The house shower room benefits from a recently fitted modern suite with a walk in shower.

To the outside, are attractive well maintained communal gardens and private secure storage room. The property has the added benefit of a lift to all floors, residents and visitors parking.

To fully appreciate what this superb property has to offer and the convenient location, an early viewing comes highly recommended.

EPC

Energy rated: C

This property produces 2.5 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

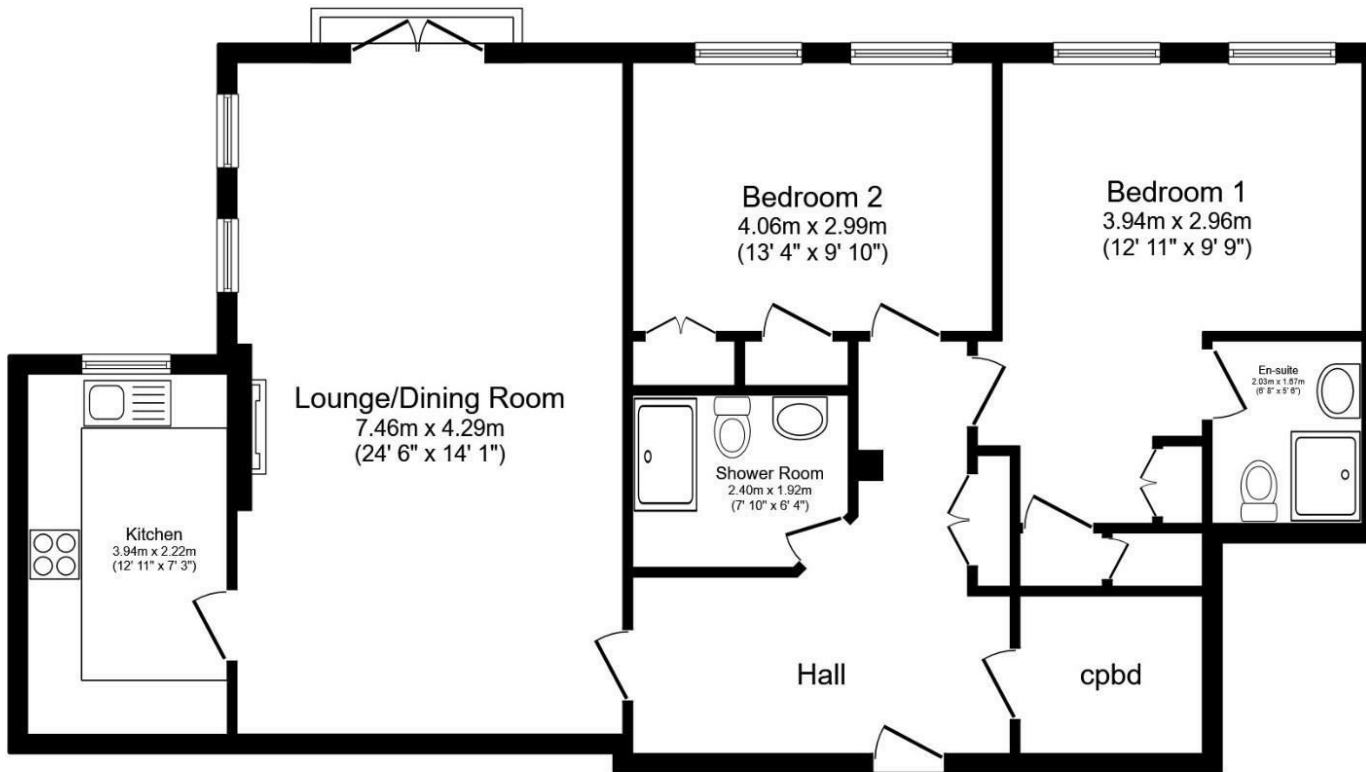
Leasehold Years remaining on lease: 972

Leasehold Annual Service Charge Amount £2900

Council Tax Banding: F







Total floor area 99.7 m² (1,073 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

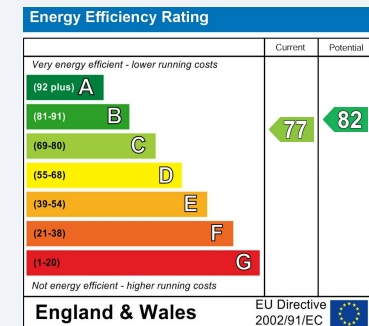
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.