



St. Marys Avenue, Harrogate, HG2 0LP

- AVAILABLE TO THE MARKET CHAIN FREE
- Modern throughout
- Ideal investment as a short or long term rental
- Ideal first time buy
- Low service charges
- Well presented one bedroom apartment
- Ground floor flat in a Victorian Conversion
- Share of Freehold
- Super location just off Cold Bath Road
- Council Tax Band: A

Guide Price £160,000



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DESCRIPTION

AVAILABLE TO THE MARKET CHAIN FREE. This charming ground floor apartment in the centre of Harrogate, presents an excellent opportunity for first-time buyers or savvy investors. The attractive bay fronted lounge is larger than average, allowing the option to include a dining table if preferred. With one double bedroom, well appointed kitchen and modern shower room, the layout is both practical and inviting, making it a perfect retreat after a busy day.

The property boasts a Share of Freehold, providing added security and peace of mind for its future owners. The shower room is accessible from the internal hallway, ensuring ease of access from all areas of the flat. The apartment's location is particularly appealing, situated just off Cold Bath Road, which is renowned for its vibrant atmosphere and array of local amenities, including shops, cafes, and parks.

This delightful flat offers a unique blend of comfort and convenience, making it an ideal choice for those looking to immerse themselves in the charming lifestyle that Harrogate has to offer. Whether you are seeking a new home or a promising investment, this property is sure to meet your needs. Don't miss the chance to make this lovely apartment your own.



EPC

Energy rating E

This property produces 3.2 tonnes of CO2

Material Information - Harrogate

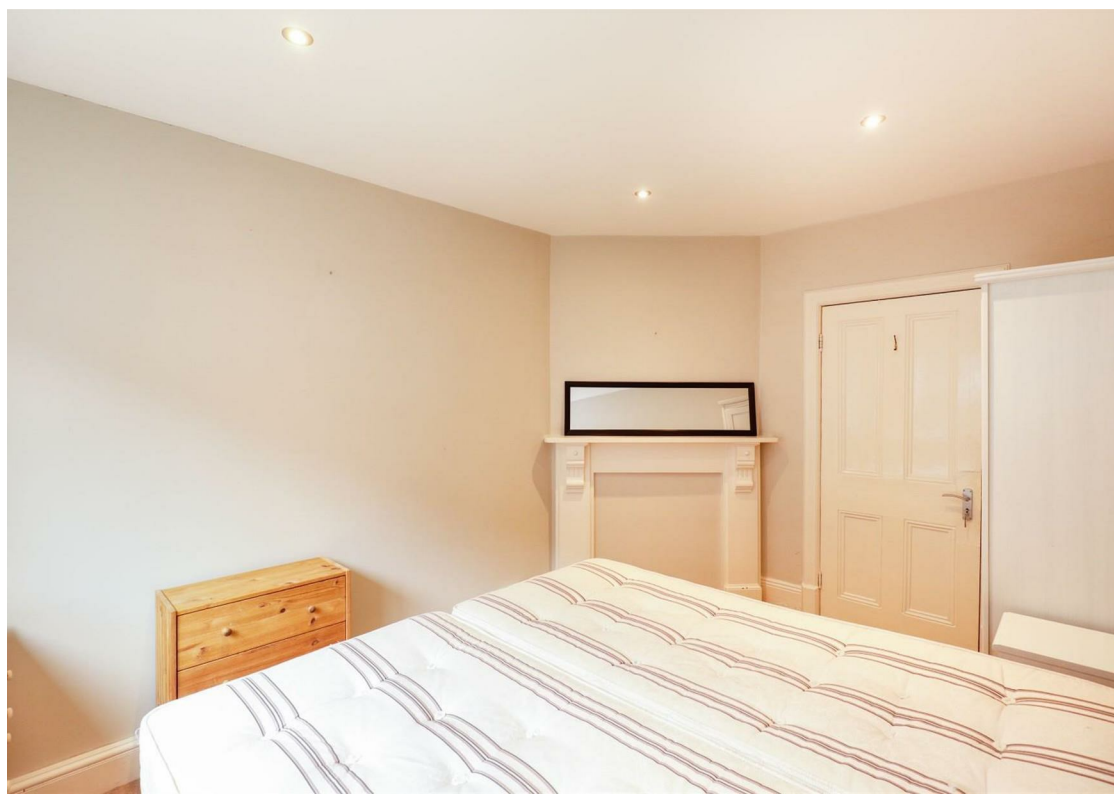
Tenure Type: Leasehold

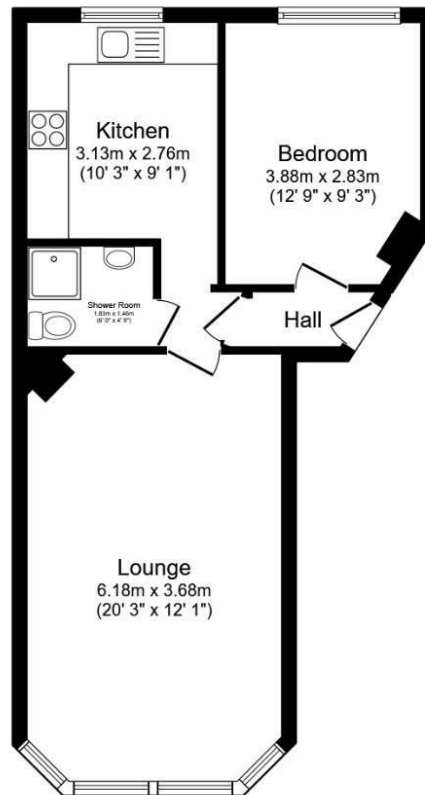
Leasehold Years remaining on lease: 960

Leasehold Annual Service Charge Amount £400

Leasehold Ground Rent Amount £0

Council Tax Banding: A





Total floor area 48.3 m² (520 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

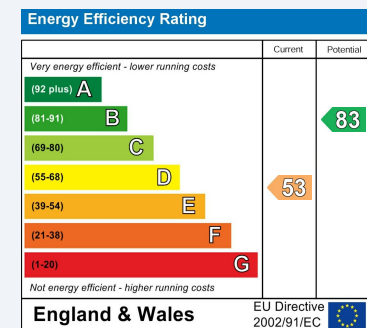
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.