



Forest Court, High Street, Knaresborough £173,000

*** MODERN FIRST FLOOR FLAT WITH PARKING ***

A high specification first floor flat within this highly sought-after town centre location. The property includes a spacious sitting room, substantial double bedroom, and contemporary kitchen & shower room. Crucially, the property is available for sale with no forward chain and vacant possession.



Forest Court

Forest Court is a sympathetically converted residential development occupying a fabulous position on Knaresborough's High Street with picturesque views of Knaresborough House opposite. Located on the High Street are a wide range of local amenities including shops, cafes and pubs with the Waterside being a short walk from the development. Knaresborough has a popular bus service to a number of locations including York, Harrogate and further afield. Conveniently, Knaresborough Railway Station is approximately a 2 minute walk from Forest Court and has frequent services between York, Leeds (which offer connecting trains to London Kings Cross) and Harrogate.

Accommodation

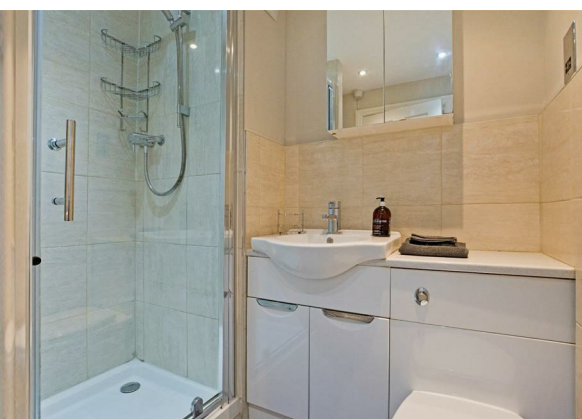
The property is entered via the central hallway which has 10mm high quality timber effect laminate flooring and benefits from a good sized storage cupboard.



The sitting room is located at the front of the property, again with the same quality flooring as the hallway, and has two double-glazed sash windows supplemented by secondary glazing. There is a bio-ethanol stove positioned centrally acting as the focal point of the room.

The kitchen is located towards the rear of the property and has a combination of base and wall storage units with laminate preparation surfaces incorporating a 1 & 1/2 Lamona sink with drying area. There are a range of high quality integrated appliances including fridge, freezer, dishwasher, electric oven and four ring induction hob with extractor fan over.

The property's bedroom is substantial in size with full height fitted wardrobes to 3 sides providing extensive storage space.



The shower room is modern in design with part-tiled walls and includes a large shower cubicle, low flush & soft close WC, wash hand basin with mixer tap and heated towel rail. There is also fitted shelving and plumbing for a washing machine.

The property has a highly regarded Worcester Bosch gas combi boiler which is connected to a Hive heating system.

To The Outside

Crucially the property is being sold with an allocated car parking space which is set within the rear courtyard, accessed through a central alleyway.

The communal areas of the property are looked after through the management company and the service charge includes building insurance.

Agents Note

We are of the opinion that the property should appeal to first time buyers, professionals and investors alike and believe the property would achieve approximately £900 pcm on the rental market.

The vendor has also expressed that they would be prepared to sell the property fully furnished subject to separate negotiation.

Energy Efficiency

The property's current energy rating is C (79).

Leasehold Details

Starting Year of Lease : 1984 – 999 year lease

Years Remaining on Lease : 958 years

Service Charges : £750 per annum – includes buildings insurance.

Ground Rent : Nil

Additional Information

Tenure: Leasehold

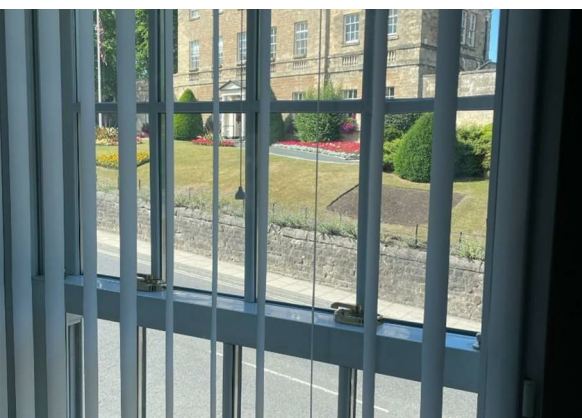
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

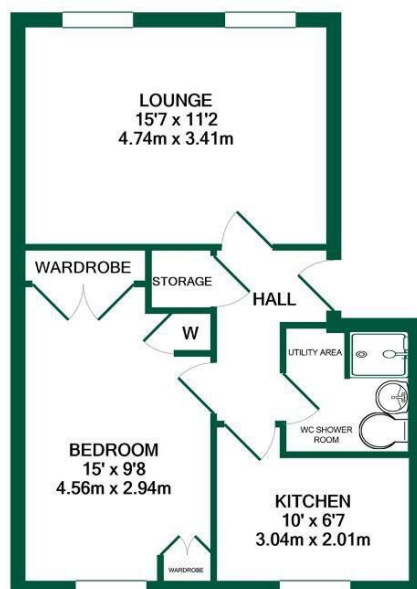
Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: B - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

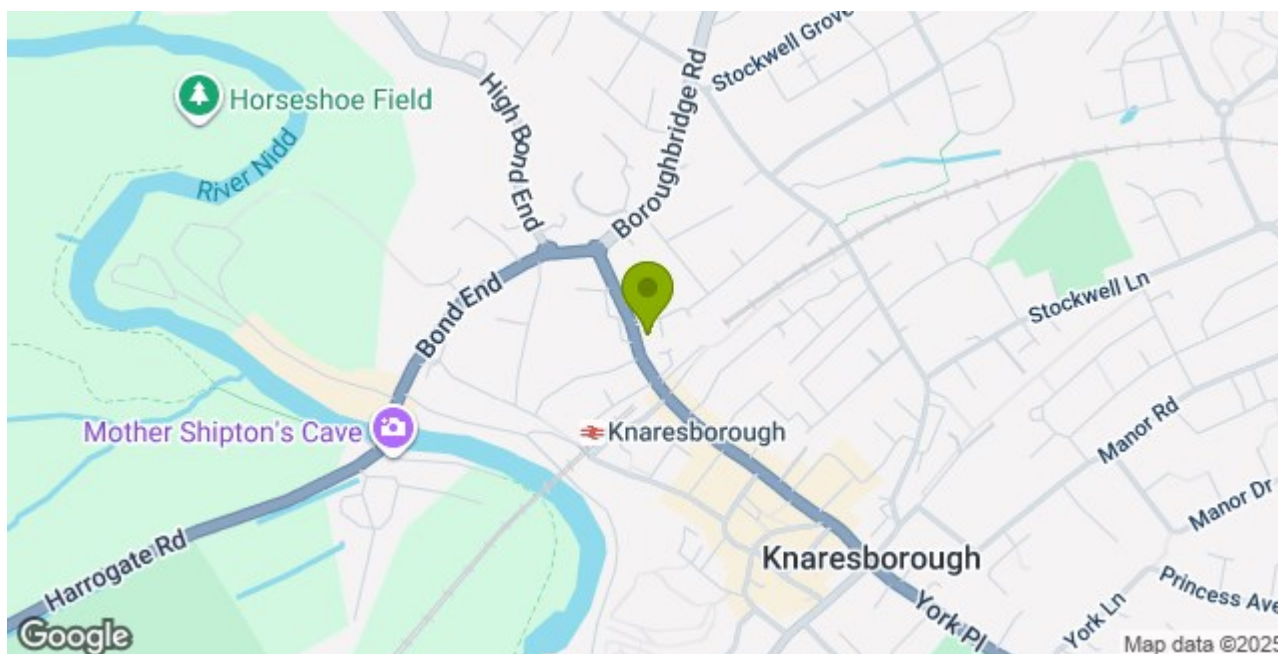
*Download speeds vary by broadband providers so please check with them before purchasing.





TOTAL APPROX. FLOOR AREA 487 SQ.FT. (45.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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