



TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



**3 RICHMOND COURT
UNION STREET, HARROGATE**

**£200,000
CHAIN FREE**

A beautifully presented, raised ground floor flat, offering a great investment opportunity located in the very heart of the Harrogate town centre and truly warranting an internal inspection to appreciate the well modernised and maintained accommodation. Offering a contemporary, open plan design with high ceilings, electric heating and double glazed windows.

The newly double glazed bay windows from both the living room and bedroom enjoy outlooks along Parliament Street.

The property is approached at ground floor level on Union Street and comprises: communal entrance hall, large entrance hall with store/utility room, through living/dining/kitchen with bay window to front, two double bedrooms, en-suite shower room and house bathroom.

The property is ideal for the investor or purchaser requiring town centre living.

The property is approached via a pathway leading from Union Street, where there is a bin store area and access to the communal entrance hall with a new security front door and entry phone system.

2 Bedrooms

1 Reception Room

2 Bathrooms

Council Tax Band: C

Energy Rating: E

Tenure: Leasehold



DIRECTIONS - HG1 1BW

Union Street can be approached from the Parliament Street end of Kings Road or from Oxford Street.

APPROXIMATE DISTANCES

Town Centre	300 metres
Railway Station	400 metres
Bus Route	100 metres
Airport	12.5 miles