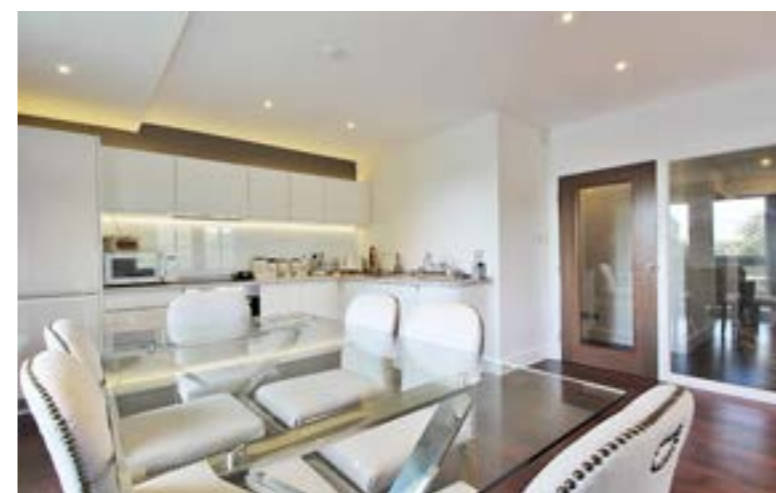


TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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**APARTMENT 5, 1 WINDSOR COURT  
 CLARENCE DRIVE, HARROGATE, HG1 2PE**

**£1,395 PCM**

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.

**UNFURNISHED**

A second floor apartment, forming part of one of Harrogate's best developments, being one of only six in this detached apartment block, adjacent to The Valley Gardens.

The property benefits from double glazing, electric panel heating and extremely high quality fittings and fixtures throughout. Enjoying a fabulous outlook towards the town centre and the entrance to The Valley Gardens the accommodation comprises: communal entrance vestibule with staircase and lift, entrance hall with large storage cupboard housing hot water cylinder and washer/dryer, large open plan living/dining/kitchen, the beautifully appointed kitchen having integrated appliances, wooden flooring and pleasant dual aspect outlook, two double bedrooms, both with fitted wardrobes, en-suite bathroom and house shower room.

The property is approached via electric security gates to the parking area where apartment 5 has two allocated parking spaces.

**2 Bedrooms**

**1 Reception Room**

**2 Bathrooms**

**Available 8th March 2024**

**£1,609.61 Returnable Bond**

**No Smokers/Pets**

**Council Tax: E - £2,639.16**

**Energy Rating: D**



**DIRECTIONS - HG1 2PE**

From Parliament Street take Montpellier Hill and cross straight over the Crown Hotel roundabout. Pass the entrance to The Valley Gardens and turn left into Cornwall Road. Clarence Drive is then a turning on the right hand side and the entrance to Windsor Court is on the left.

**APPROXIMATE DISTANCES**

Town Centre	700 metres
Railway Station	800 metres
Bus Route	350 metres
Airport	12.7 miles