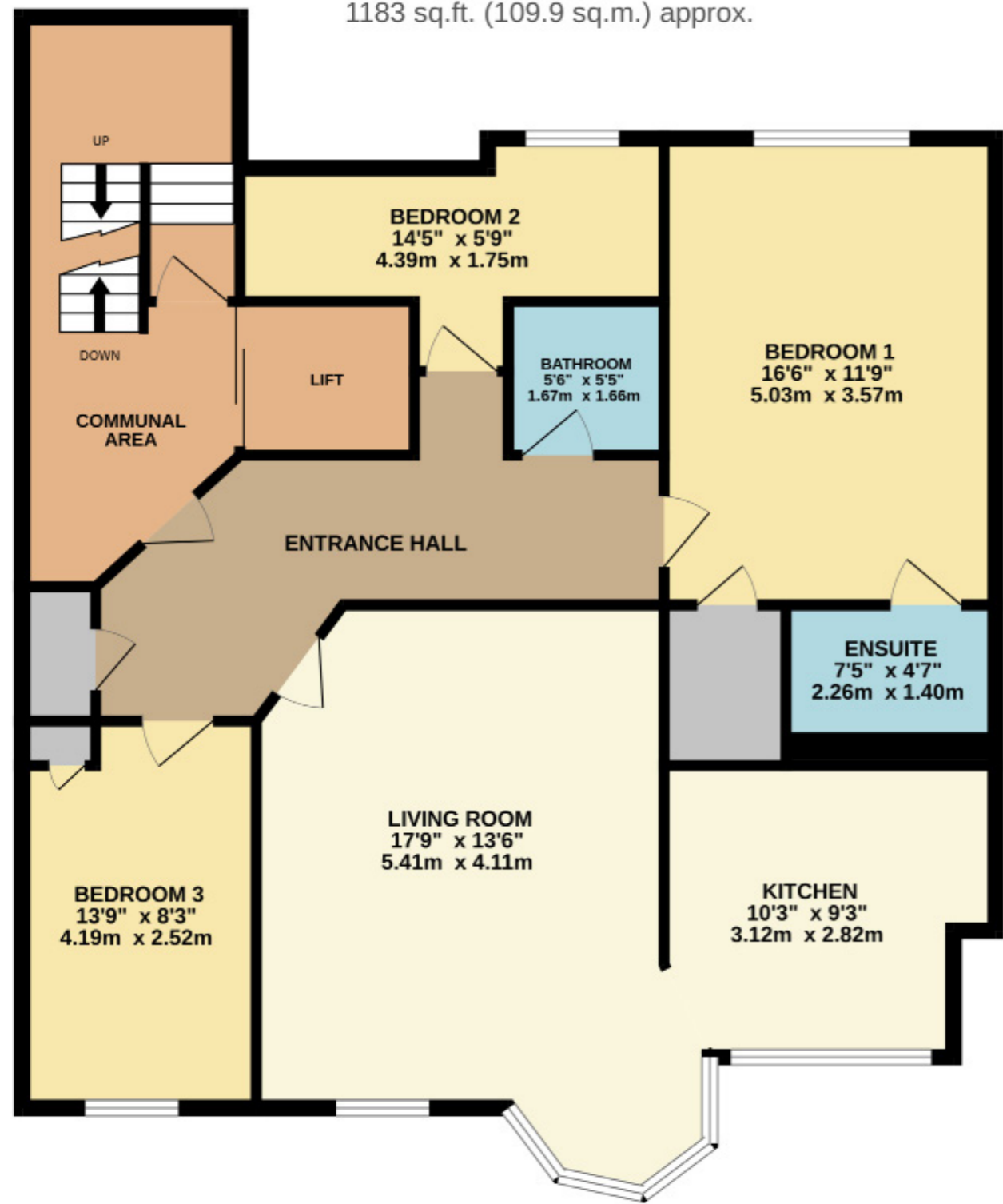


FIRST FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**APARTMENT 6, ELGAR COURT  
29-35 VALLEY DRIVE, HARROGATE**

**£395,000**

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.



A beautifully presented, first floor, luxury apartment having fabulous views across The Valley Gardens and being located close to the centre of Harrogate, just off the fabulous Cold Bath Road and Montpellier area, with their excellent selection of shops, bars and cafés.

The property has the benefit of double glazing and is accessed via a **lift** or staircase, with residential on-street parking at both the front and rear of the building.

The property truly warrants an internal inspection to appreciate the beautifully presented accommodation, which comprises: Steps leading to the front door, communal entrance vestibule with entry phone system, entrance hall with staircase and lift to the first floor. Flat Six: Entrance hall with utility room, large living room with turret feature window overlooking The Valley Gardens, kitchen with integrated appliances, a large principal bedroom with en-suite shower room and separate walk-in wardrobe, two further bedrooms, one with fitted wardrobes and a house bathroom.

### 3 Bedrooms

### 1 Reception Room

### 2 Bathrooms

### Council Tax: F

### Energy Rating: C

### Tenure: Leasehold

#### Agents Note

Each owner is a shareholder in the management company, which in turn owns the freehold.



#### DIRECTIONS - HG2 0JN

From Harrogate take Montpellier Hill, cross the roundabout into Crescent Road and turn left into Valley Drive where the property is situated on the left hand side.

#### APPROXIMATE DISTANCES

Town Centre	700 metres
Railway Station	800 metres
Bus Route	350 metres
Airport	12 miles