

FLAT 7

3-5 COPPICE DRIVE

HARROGATE

HG1 2JE



NICHOLLS  
TYREMAN

# FLAT 7 | 3-5 COPPICE DRIVE | HARROGATE | HG1 2JE

A garden apartment in the heart of the town centre

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Entrance Hall | Inner Hall | Living Room | Snug | Kitchen | Utility Room | Cloakroom with wc

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Three Bedrooms | En-suite Shower Room | Walk-in Wardrobe | House Bathroom

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Two Parking Spaces | Gravelled Seating Area

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Council Tax: Band C | Energy Rating: C | Tenure: Leasehold

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Lease Length: 999 years Maintenance: £100 per month

## £299,950





**A beautifully appointed garden apartment located in this much sought-after residential location within the very heart of the Harrogate town centre**

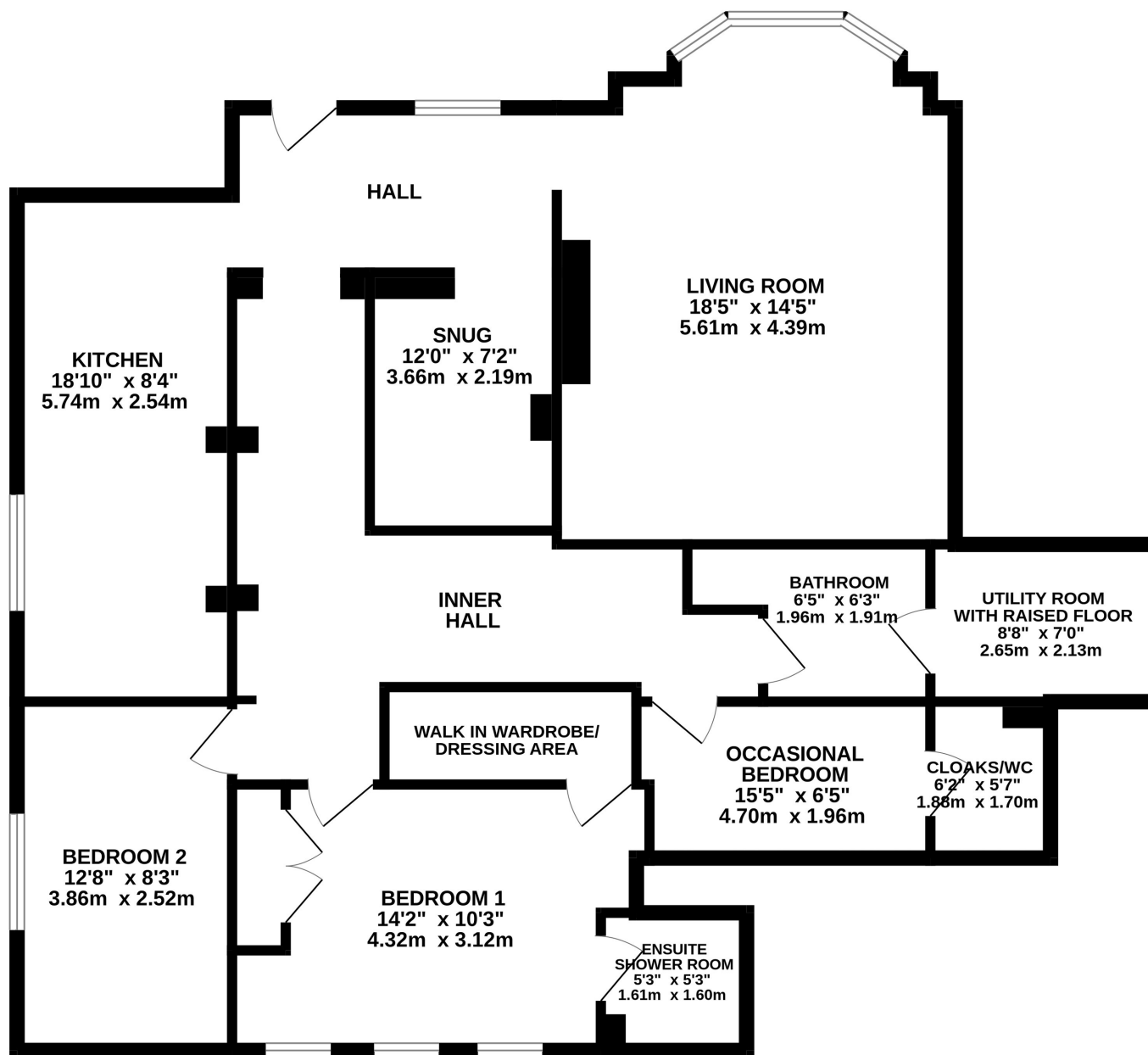
Offering extremely spacious accommodation which has double glazing, central heating and with the benefit of having its own private front door.

The accommodation briefly comprises: entrance vestibule, hall, inner hallway, large living room with bay window, snug, breakfast kitchen, double bedroom with en-suite shower room and walk-in wardrobe/dressing rooms, further double bedroom, occasional bedroom, cloakroom/wc, bathroom and utility room with raised floor.

Outside there are two allocated parking spaces along with a small gravelled seating area.



LOWER GROUND FLOOR  
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 sq.m.) approx.  
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.

[WWW.NICHOLLSTYREMAN.COM](http://WWW.NICHOLLSTYREMAN.COM)