



Measurements are approximate. Not to scale. Illustrative purposes only
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**APARTMENT 4, 6 WINDSOR COURT
CLARENCE DRIVE, HARROGATE, HG1 2PE
£1,350 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

Windsor Court is an exclusive development located near the heart of the town centre adjacent to the famous Valley Gardens and within the highly desirable Duchy, an area regarded as one of the best locations with an abundance of excellent restaurants, bars and shops close to hand.

This two bedroom, first floor apartment offers contemporary design with high specification fixtures and fittings.

The accommodation comprises: Communal entrance with lift and staircase, entrance hall, open plan living/dining/kitchen with integrated appliances, utility cupboard with washer/dryer, two bedrooms, en-suite shower room and house bathroom.

There are gated communal grounds and gardens with security lighting.

Apartment Four has an allocated parking space.

2 Bedrooms

1 Reception Room

2 Bathrooms

Available Now

£1,557.69 Returnable Bond

No Smokers/Pets

Council Tax: E - £2,734.96

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