

APARTMENT 5
1 WINDSOR COURT, CLARENCE DRIVE
HARROGATE, HG1 2PE



NICHOLLS
TYREMAN

APARTMENT 5 | 1 WINDSOR COURT | CLARENCE DRIVE HARROGATE | HG1 2PE

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.

Hall | Kitchen/Living/Dining Room

Two Bedrooms | En-Suite | House Bathroom

Allocated Parking Space

Council Tax: E | Energy Rating: D | Tenure: Leasehold

There is a remainder of a 999 year lease. Ground Rent £350 pa. Service Charge - TBC.

Agents' Note: These photos were taken prior to the current tenancy which finishes 14/06/2025

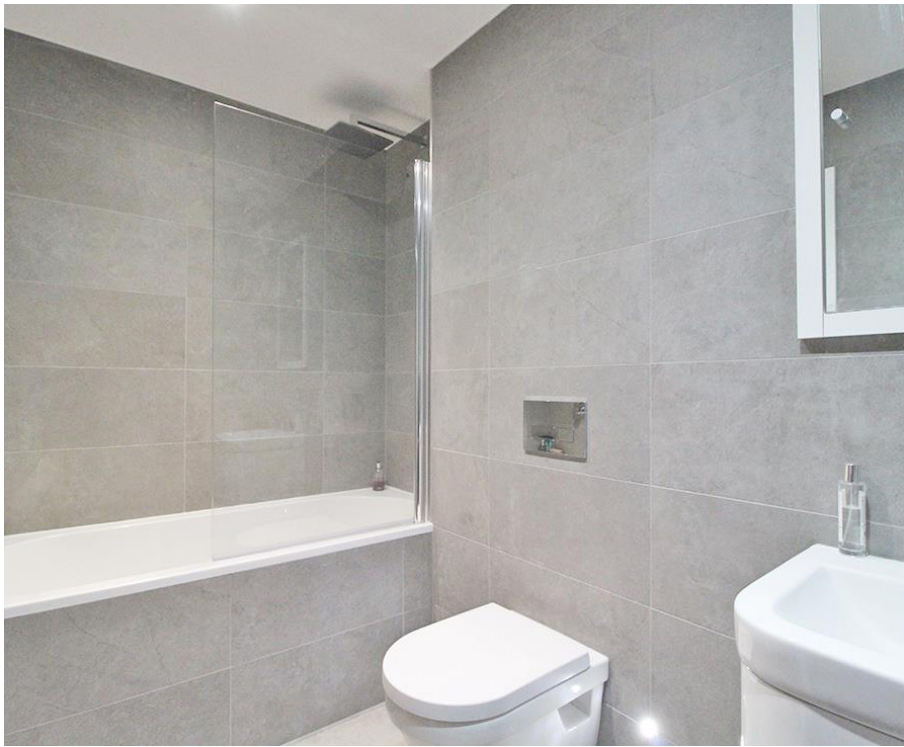




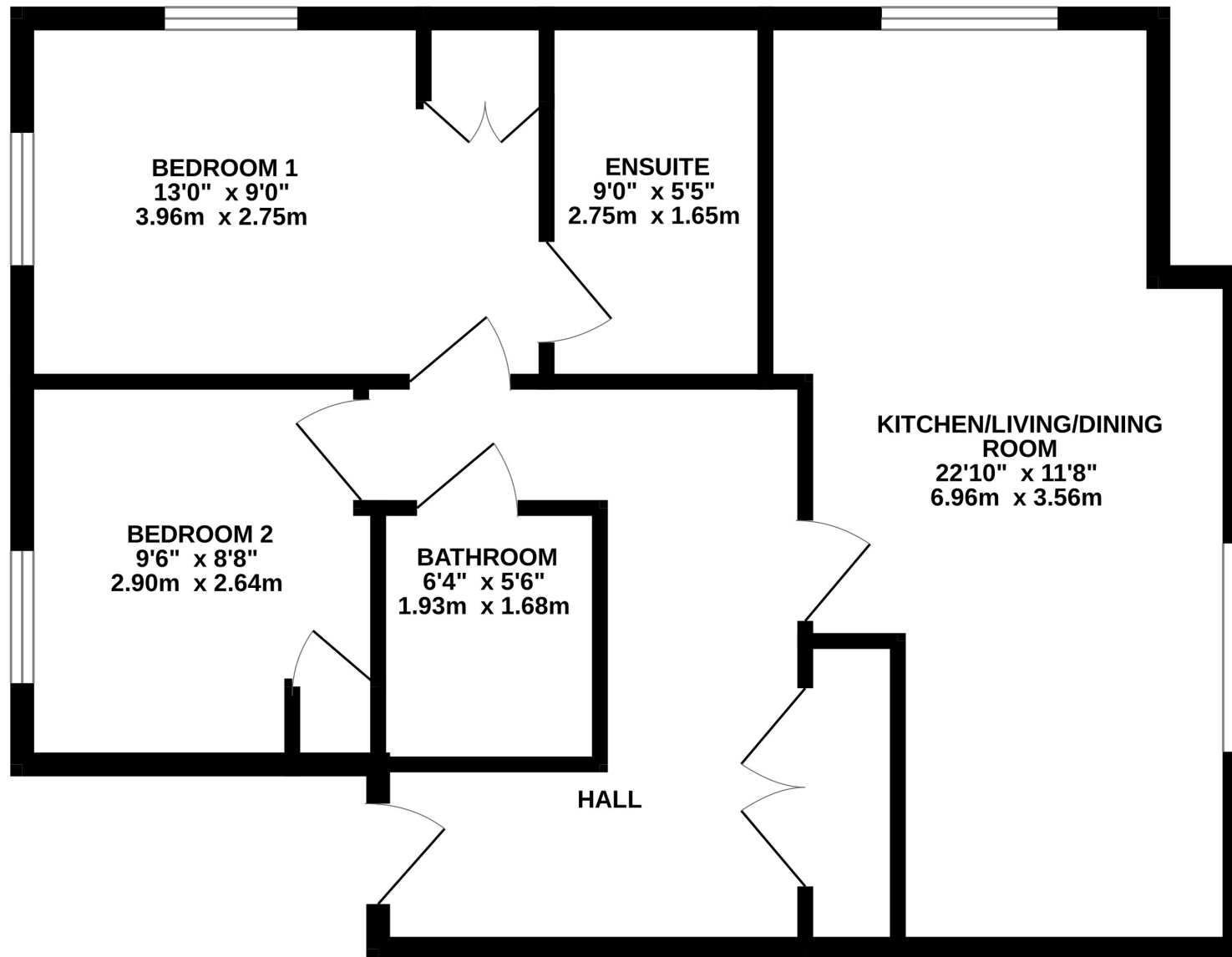
The property truly warrants an internal inspection to appreciate the recently converted accommodation which benefits from double glazing, electric panel heating and extremely high quality fittings and fixtures throughout.

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 an allocated parking space.



SECOND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705sq.ft. (65.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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