

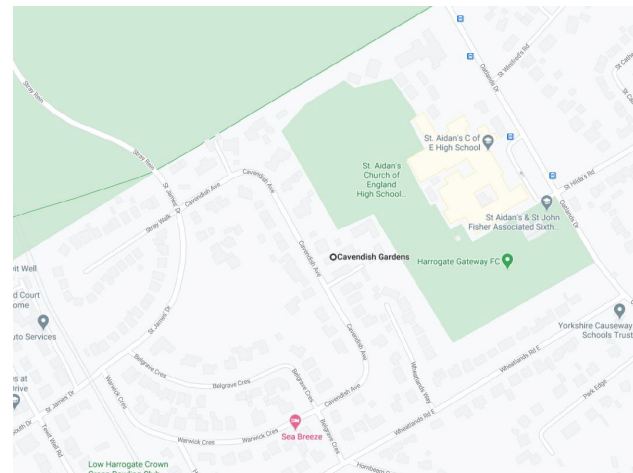
Total Area: 95.6 m² ... 1029 ft²

All measurements are approximate and for display purposes only.

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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From the main Prince of Wales roundabout turn left onto the Leeds Road. Take the first left at the mini roundabout into South Drive. At the junction proceed straight ahead into St James Drive. Turn right into Cavendish Avenue where Cavendish Gardens can be found on left hand side.



Apartment 4 Cavendish Gardens, Cavendish Avenue, Harrogate

£329,950

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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Apartment 4 Cavendish Gardens, Cavendish Avenue, Harrogate, North Yorkshire, HG2 8HY

 2  2  2

A luxurious 2 bedroom purpose built first floor flat with a separate study and elevated leafy views, forming part of Cavendish Gardens built for the over 55's.

With the benefit of a communal day/events room, communal storage room and guest accommodation, well tended shared gardens and off street parking situated in one of Harrogates most sought after locations close to Stray Rein and the parkland.

With secure video entry system and lift access, the apartment opens to a spacious central reception hall with useful storage cupboard and entry phone system. The bay fronted living/dining room is arranged around a feature fireplace and leads through to the adjoining study. The kitchen

is fully fitted with appliances, modern units and large enough to accommodate a dining table. The fully tiled house bathroom presents a contemporary suite with over bath shower and fitted furniture, and both bedrooms are well proportioned doubles with built in storage and the larger having a stylish en-suite shower room.

Cavendish Avenue is situated on the sought after south side of Harrogate, close to the famous 200 acre Stray Parkland on Stray Rein. A brisk flat level walk takes you across the parkland to the nearest supermarket, Waitrose. The town centre offers a wide variety of interesting shops, restaurants, bars and leisure facilities. There are train and bus station connections at Hornbeam Park and the town centre to Leeds and York and easy access by road to Leeds/Bradford Airport and the A1M.



Bus
6 minutes by foot



Main Roads
A1M 7.4 miles



Train
Harrogate 0.6 miles
Hornbeam Park 0.7 miles



Airport
Leeds Bradford 11.7 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band D

Tenure

Freehold