



Flat 6, 52 Cold Bath Road, Harrogate

£300,000 Leasehold



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A well presented two bedroom ground floor apartment, benefiting from a private entrance, allocated parking space and a private sun terrace, situated in this highly desirable position along Cold Bath Road. The property is within easy walking distance of excellent amenities, including cafés and shops, and is just a short stroll from Harrogate town centre, the Valley Gardens and the Stray.

The accommodation is modern and well maintained throughout, offering a spacious reception room, fitted kitchen, two double bedrooms and a stylish shower room, making it an ideal home for a range of purchasers.



The property is accessed via a private entrance leading into a spacious reception room with bay window to the front, providing ample space for sitting and dining. The kitchen is fitted with a range of stylish units and includes an electric hob, integrated oven and fridge, together with space for additional appliances.

There are two good sized double bedrooms, both benefiting from direct access onto the private outdoor seating area. The main bedroom has deep fitted wardrobes and provides useful storage for suitcases etc and shoe storage.

The accommodation is served by a modern shower room fitted with WC, washbasin and a large walk-in shower with fully tiled walls and floor. There is also useful fitted storage.

OUTSIDE

A particular feature of the property is the private sun terrace, providing an excellent space for outdoor sitting and entertaining.

The building stands within attractive and well maintained communal grounds, and the property benefits from an allocated parking space.

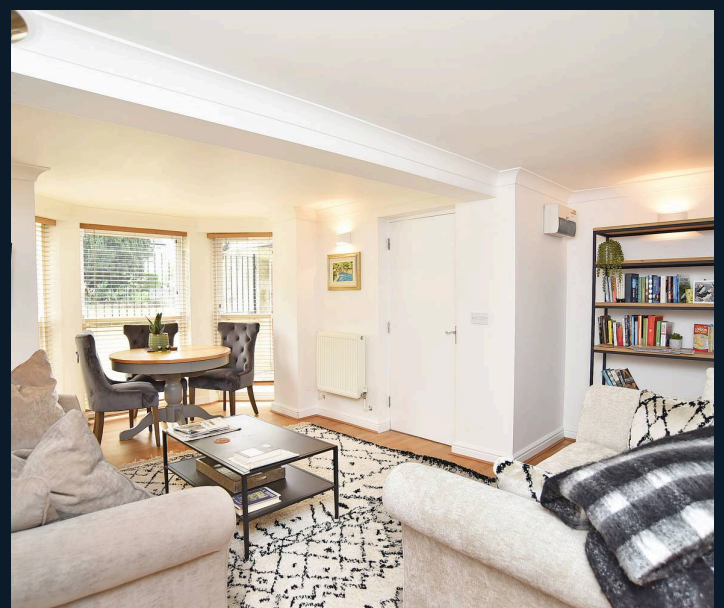
AGENT'S NOTE

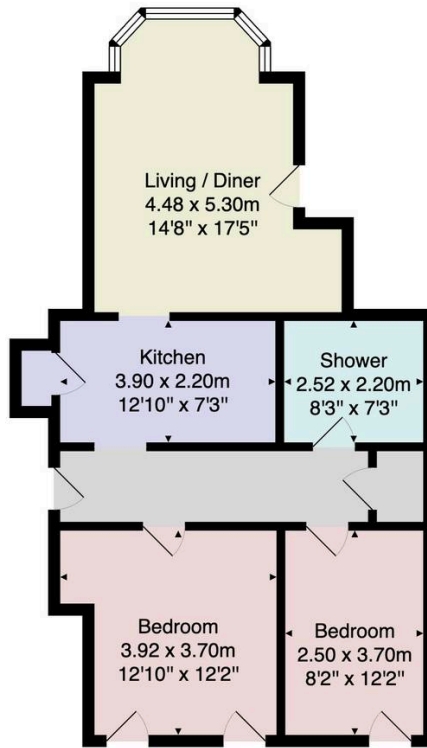
The property is long leasehold with a share of the freehold.

The current service charge is approximately £150 per month.

Pets are permitted with permission from the management company.

Subletting is permitted, although short-term holiday lets are not allowed.





All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

