



Apt 1, Trafalgar Lodge, Trafalgar Road, Harrogate

£250,000



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#DARINGTOBEDIFFERENT



A ground floor apartment with the rare benefit of a good sized private rear, walled garden and allocated parking, situated close to the heart of Harrogate town centre. The property offers well proportioned accommodation and is ideally located within a short walk of the town's excellent amenities, including a 2 minute walk to the Stray, shops, bars, restaurants and public transport links. Offered for sale with no onward chain.

This modern, stone built property of just 6 apartments was constructed by local builders CK Batchelor Ltd. The accommodation includes a spacious sitting room, fitted kitchen, two double bedrooms and a bathroom, making it suitable for a range of purchasers.



The property opens into a reception hall with fitted cupboard. There is a spacious sitting room with glazed doors leading directly onto the private garden, creating a bright and inviting living space.

The kitchen is fitted with a range of wall and base units and includes an electric hob, oven and space for additional appliances.

There are two good sized double bedrooms, both with windows to the front.

The accommodation is served by a bathroom fitted with a suite comprising WC, washbasin and bath with Mira shower above.

The property benefits from gas central heating.

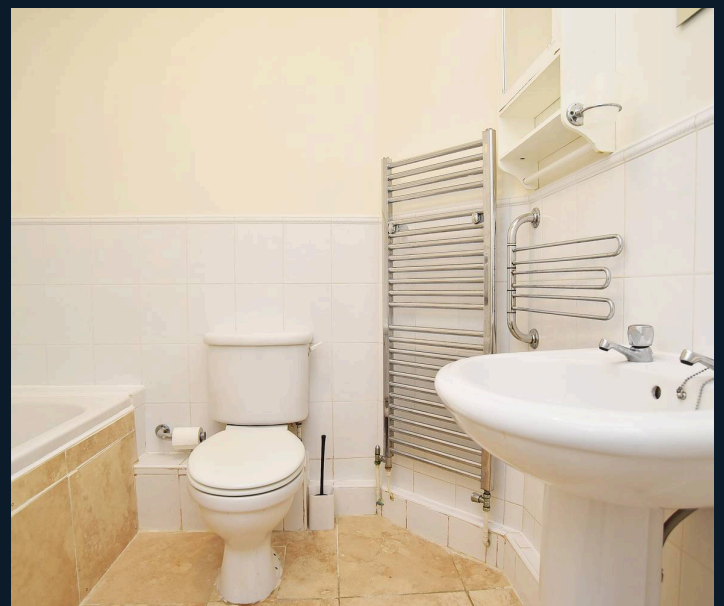
A particular feature of the property is the private walled garden, providing an excellent outdoor sitting and entertaining space. There is a key locked gate giving useful access to and from the side road.

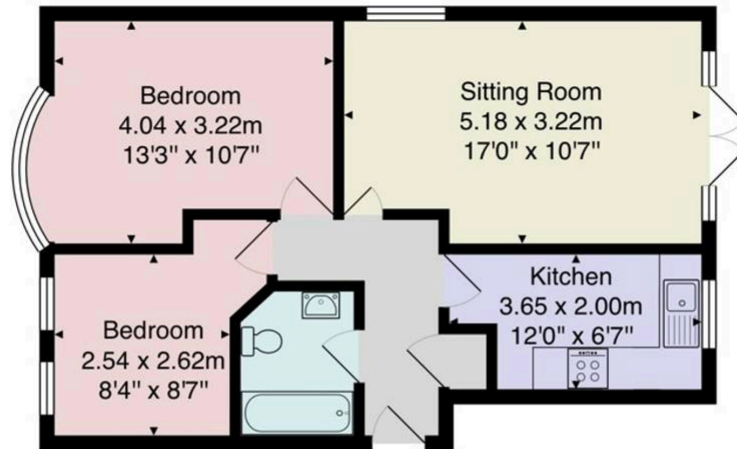
There is also an allocated off-road parking space located to the front of the property (no commercial vehicles permitted).

AGENTS NOTE

The property is on a 999 years leasehold from 2002, lease expiry to 3001.

A service charge of approximately £165 per month is payable, ground rent £50. pa, i.e £1980 pa. inc. ground rent.





Total Area: 56.2 m² ... 605 ft²

All measurements are approximate and for display purposes only.

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