



Flat 34, Arthington Court East Parade, Harrogate

£110,000 Guide Price



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A well-presented one-bedroom second-floor apartment forming part of Arthington Court, a sought-after purpose-built development for the over-55s, conveniently situated within easy walking distance of Harrogate town centre.

Arthington Court offers an excellent range of communal facilities, including a residents' lounge and laundry room. Outside, attractive communal gardens feature lawns, well-stocked borders, pathways and seating areas, providing pleasant spaces in which residents can relax and socialise. Parking is also available for residents and visitors.

AGENT'S NOTES The property is long leasehold and has 95 years left remaining on the lease.

Ground rent fees are paid in March and September.

Service Charge - is paid every six months. The last 6 month payment was £1,629.23.

Ground rent - is £255.34, paid every six months.

There is a live in Manager who is available five days a week.

There is a communal laundry room with two washing machines and three tumble dryers.

Council Tax band: C

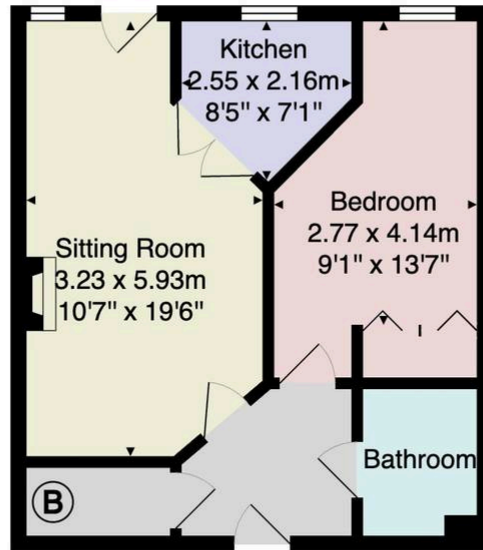
Tenure: Leasehold

EPC: D



The apartment opens into a hallway with a useful storage cupboard. The light and airy lounge provides ample space for both sitting and dining, with dual-aspect windows allowing plenty of natural light. Adjoining the lounge is a modern fitted kitchen featuring a range of wall and base units, complementary work surfaces, tiled splashbacks and an integrated oven and hob. The double bedroom benefits from fitted wardrobes while retaining space for additional furnishings. A fully tiled shower room completes the accommodation, fitted with a walk-in shower enclosure, vanity unit with inset washbasin and WC.





Total Area: 43.2 m² ... 465 ft²

All measurements are approximate and for display purposes only.

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