



19 Charlwood, Wetherby Road, Harrogate, HG2 7SZ

£120,000

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A ground-floor purpose-built two-bedroomed retirement apartment with private entrance and direct access to the attractive communal gardens, forming part of this pleasant and intimate development.

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The apartment offers spacious accommodation ideal for those seeking independent living with the security of 24-hour emergency assistance.

This pleasant retirement development provides a friendly community centred around attractive courtyard gardens. An internal inspection is recommended.





## GROUND FLOOR

### SITTING / DINING ROOM

A spacious open-plan living space with space for sitting and dining areas. Glazed doors lead directly to the attractive communal gardens. Fireplace with electric fire.

### KITCHEN

With a range of wall and base units, integrated washing machine and oven and electric hob.

### BEDROOM 1

A double bedroom with window to side.

### BEDROOM 2

A further bedroom with window to side.

### BATHROOM

A white suite with WC, washbasin and shower.

### OUTSIDE

The subject apartment has the benefit of an integral shared store adjacent to the front door. Charlwood is an attractive small-scale residential development standing in its own grounds and featuring a most attractive and private enclosed sheltered courtyard gardens for the benefit of all the residents. Ample residents' and visitors' parking available in the front car park. Communal outdoor clothes drying area.

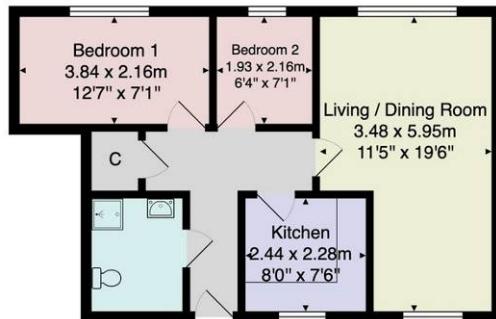
### AGENTS NOTE

Understood to be Long Leasehold, having an original term of 99 years. The details of the Lease will need to be approved by the purchaser's legal adviser. The service charge is approximately £1,240pa to cover buildings insurance, gardening, window cleaning and external repairs and maintenance.

**Tenure** - Leasehold

**Council Tax Band** - B





Total Area: 51.4 m<sup>2</sup> ... 553 ft<sup>2</sup>

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.

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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

**England & Wales** EU Directive 2002/81/EC

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