



Flat 7 Ascham House, 52 Cold Bath Road, Harrogate

£245,000 Leasehold



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An impressive two-bedroom ground-floor apartment with direct access to attractive outdoor sitting areas and communal gardens, situated in this most convenient location on Cold Bath Road, well served by excellent local amenities. The beautiful accommodation is presented to a high standard and has modern fittings throughout.

There are two bedrooms, together with a large reception room, kitchen and modern bathroom. The apartment has direct access to the communal gardens and use of the parking areas. The property is situated in this most convenient location and is very well served by the local amenities and parade of shops along Cold Bath Road and is within a few minutes walk of the Valley Gardens, the Stray and Harrogate town centre.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



LARGE RECEPTION ROOM

Windows to front, wood flooring

KITCHEN

With a range of modern wall and base units with electric hob and oven, washer / dryer and fridge / freezer. Tiled flooring.

BEDROOM 1

Large double bedroom With fitted cupboard. A glazed door leads to the enclosed, private courtyard garden at the rear.

BEDROOM 2

A further bedroom with window to rear overlooking the garden.

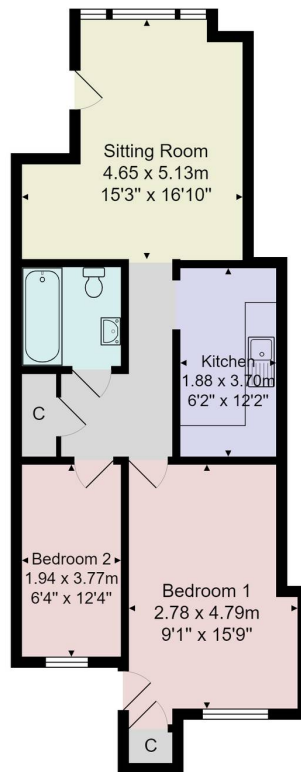
BATHROOM

A modern white suite with WC, washbasin, and bath with shower above. Tiled walls and floor and heated towel rail.

OUTSIDE

The property stands within attractive and well-maintained communal gardens for the use of all residents. The apartment has direct access to a attractive paved sitting areas to the front and rear. Residents have the use of communal parking spaces situated within the grounds.





Total Area: 60.4 m² ... 650 ft²

All measurements are approximate and for display purposes only.

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