



COPPICE BECK COURT

£195,000



ANDREW HILL

# Coppice Beck Court

2 Coppice Beck Court, Coppice Drive, Harrogate, North Yorkshire, HG1 2LB

A very stylish raised ground floor apartment superbly located so close to the centre of town in a quiet and established setting with a lovely aspect to the front across the gardens and woodland to the rear.

The well presented living space has been tastefully decorated throughout and comprises: an entrance hall, a good sized sitting room with window seat and dining area, modern fitted kitchen with appliances, 2 bedrooms and bathroom with an updated white suite.

The flat itself enjoys a fine elevated setting with an enviable open aspect from each of its large windows over either the front gardens or woodland at the rear.

There is an under-croft car parking space with an adjoining lockable store room. Exceptionally well maintained and mature communal gardens. Additional parking for residents and guests.

Coppice Beck Court is a relatively small and select development set in its own private grounds, conveniently located just off Kings Road within minutes walk of the town centre amenities.

A desirable flat, in a great location, well maintained throughout with an enviable outlook and warranting an internal viewing.

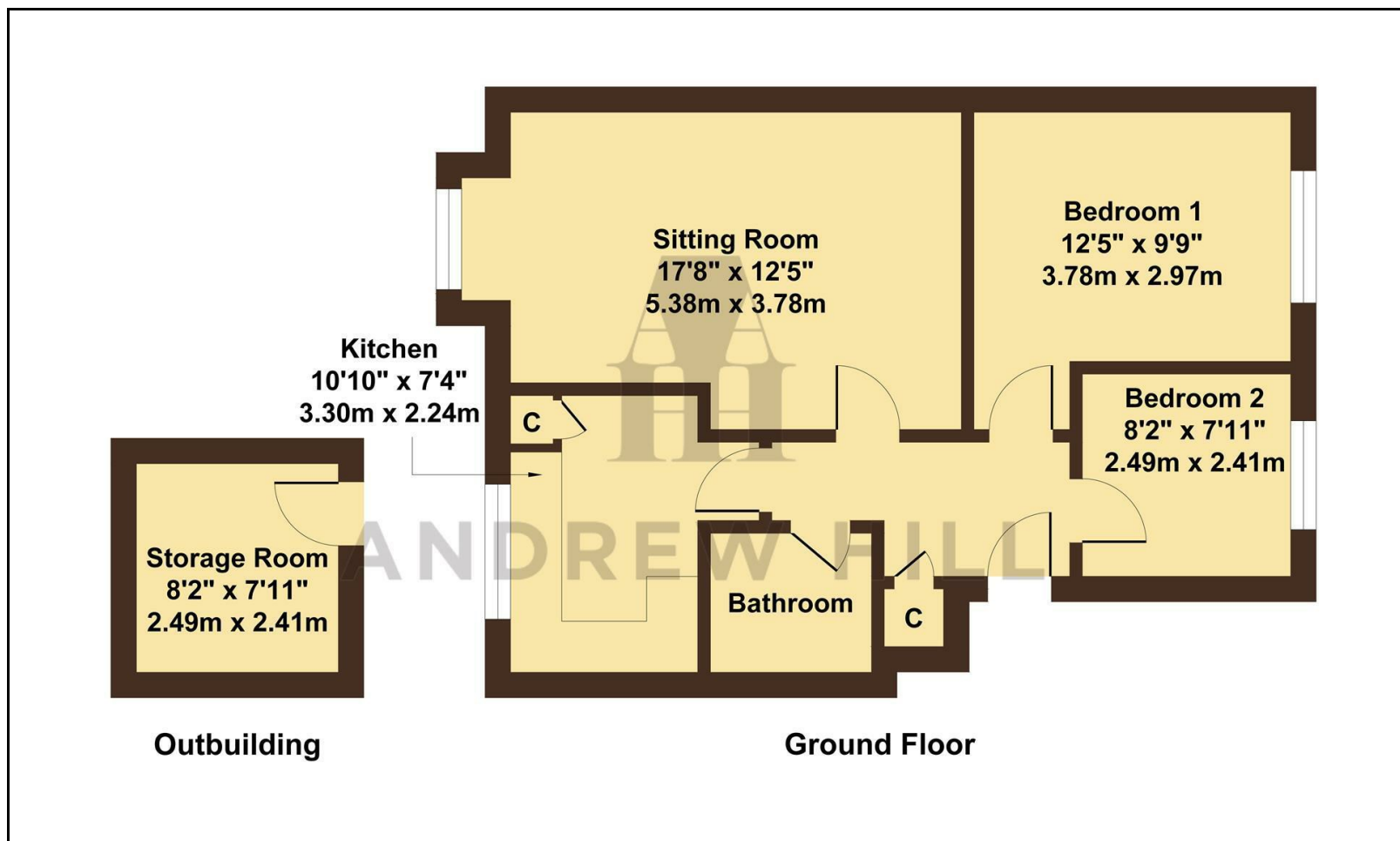




- Purpose Built Flat
- Lovely Sitting Room
- Secure Parking & Storage
- Viewing Essential

- 2 Bedrooms
- Modern Fitted Kitchen
- Superb Outlook

- Raised Ground Floor Position
- Very Well Presented
- Fantastic Central Location



#### Services

Mains services connected.  
Gas central heating.  
Relatively new boiler with 5 year warranty.  
Sealed unit double glazing.  
Council tax band B.  
EPC rating D.  
Maintenance £160 per month.  
Leasehold - originally 999 years.

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