



Flat 3 The Avenue, Harrogate HG1 4QD

welcome to

Flat 3 The Avenue, Harrogate

An elegant second floor apartment in a desirable location, offering a refined open plan living space, two generous double bedrooms and stylish modern finishes, all perfectly positioned close to local cafés, shops, parks and train station. Early viewing is highly recommended.



Welcome to this beautifully presented second floor apartment, ideally positioned in the sought after location of The Avenue.

Accessed via a secure entrance with stairs to the second floor, private entrance hall, the apartment opens into a thoughtfully designed open plan kitchen, living and dining space-perfect for both relaxing and entertaining. A stylish, contemporary bathroom offers practicality alongside modern finishes, while two generous double bedrooms provide flexible and comfortable accommodation.

The enviable location is one of the property's standout features, with a range of local shops, cafés, parks and train station all within easy reach.

Early viewing is highly recommended to fully appreciate all this charming home has to offer.

Ground Floor

Entrance Hall

Second Floor

Entrance Hallway

Living/Dining Area

Kitchen Area

Master Bedroom

Bedroom Two

Shower Room



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welcome to

Flat 3 The Avenue, Harrogate

- Light & bright throughout
- Open plan kitchen/dining/living area
- Two spacious double bedrooms
- Light and well proportioned interior
- Good access to local amenities and green spaces

Tenure: Leasehold EPC Rating: C

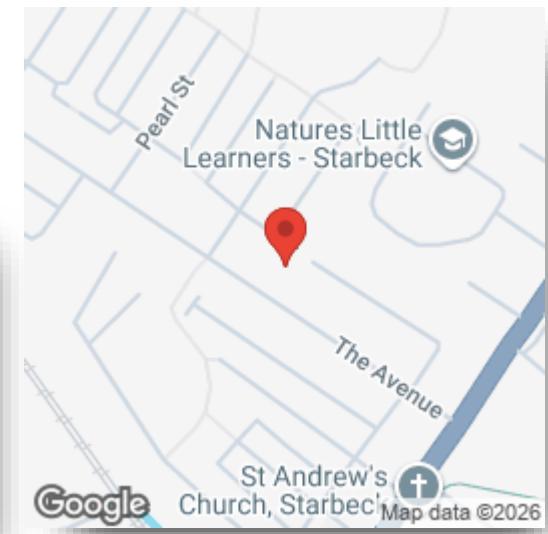
Council Tax Band: A Service Charge: 500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£140,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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