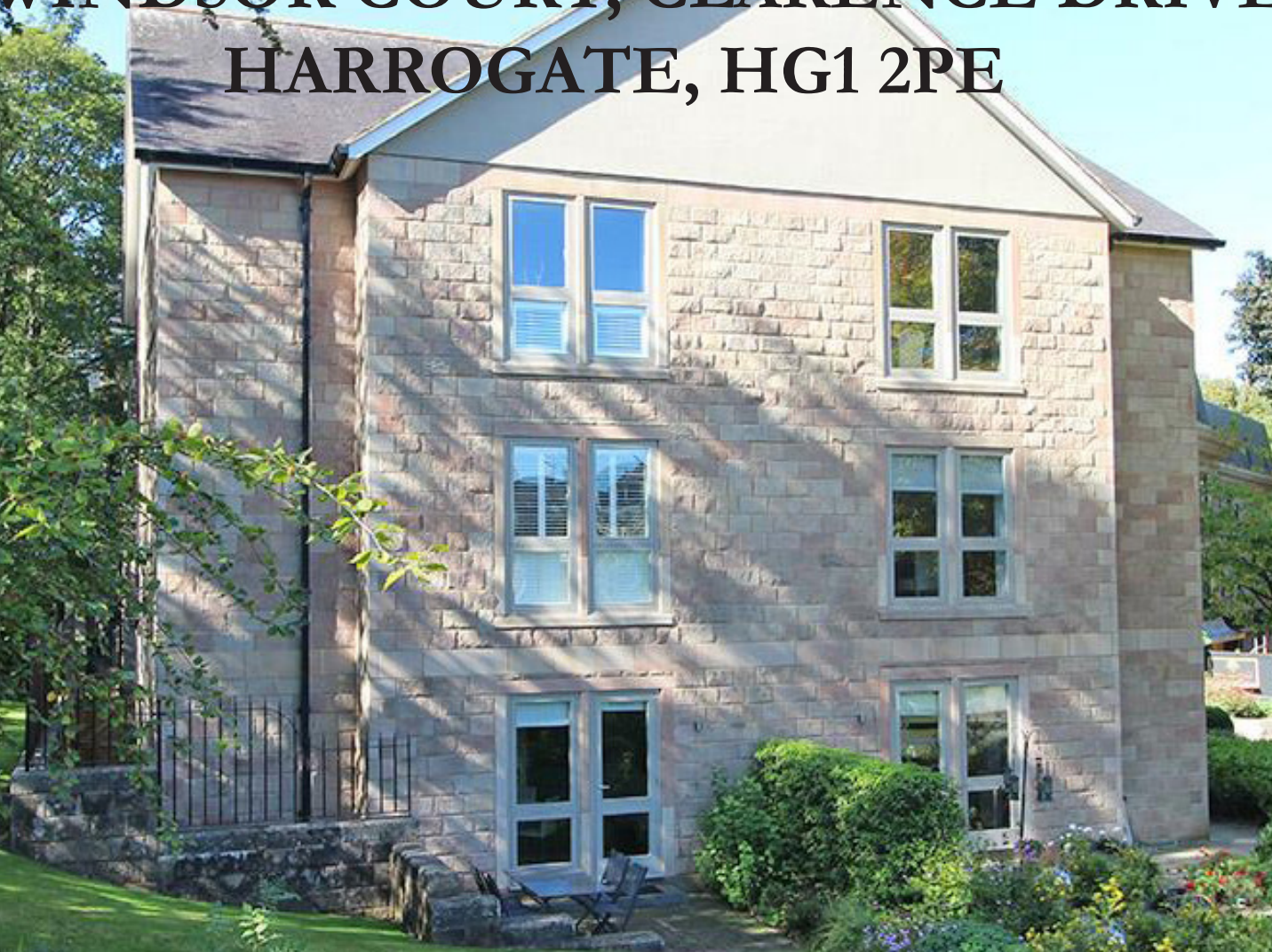


**APARTMENT 5**  
**1 WINDSOR COURT, CLARENCE DRIVE**  
**HARROGATE, HG1 2PE**



**NICHOLLS**  
**TYREMAN**

## APARTMENT 5 | 1 WINDSOR COURT | CLARENCE DRIVE | HARROGATE | HG1 2PE

A second floor apartment, forming part of one of Harrogate's best developments, being one of only six in this detached apartment block, adjacent to The Valley Gardens.

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Hall | Kitchen/Living/Dining Room

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Two Bedrooms | En-Suite | House Bathroom

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Allocated Parking Space

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Council Tax: E | Energy Rating: D | Tenure: Leasehold

There is a remainder of a 999 year lease. Ground Rent £350 pa. Service Charge - £1,701.04

# £335,000

**Agents' Note:** These photos were taken prior to the current tenancy which ends 14/06/2025

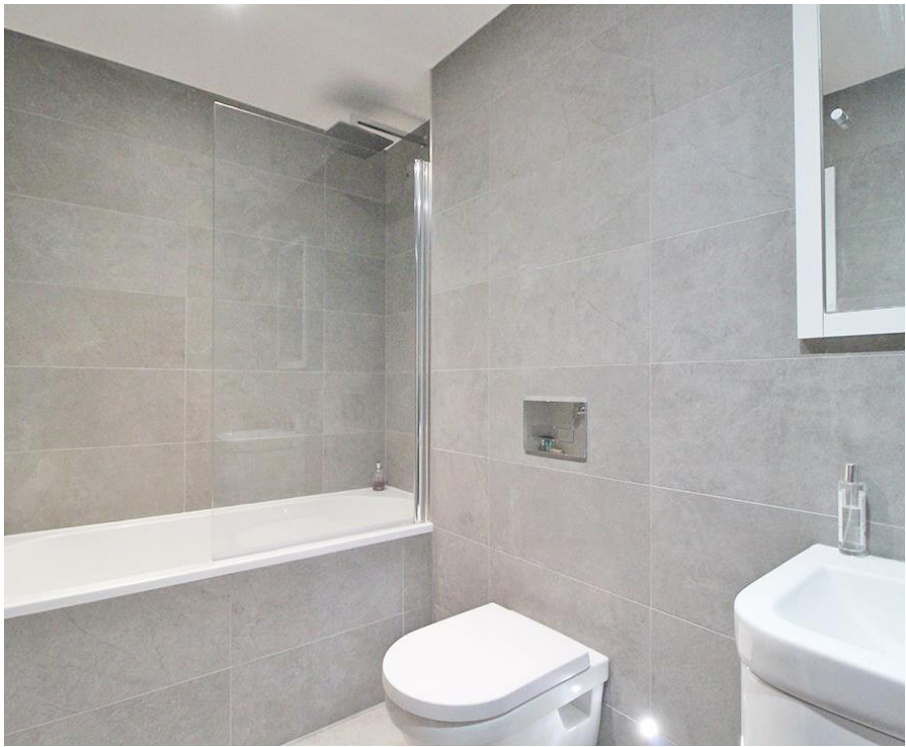




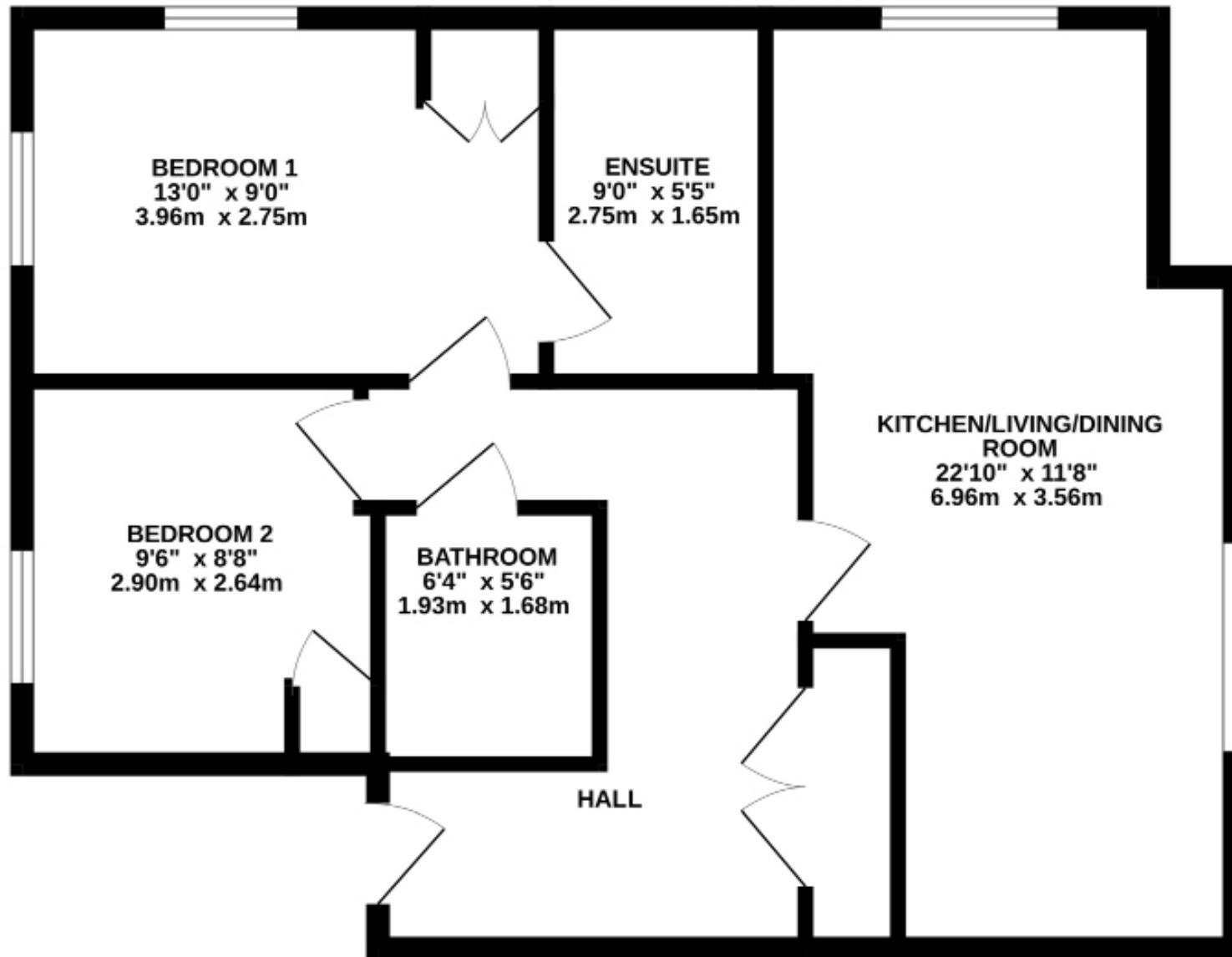
The property truly warrants an internal inspection to appreciate the recently converted accommodation which benefits from double glazing, electric panel heating and extremely high quality fittings and fixtures throughout.

Enjoying a fabulous outlook towards the town centre and the entrance to The Valley Gardens the accommodation comprises: Communal entrance vestibule with staircase and lift, entrance hall with large storage cupboard housing hot water cylinder and washer/dryer, large open plan living/dining/kitchen, the beautifully appointed kitchen having integrated appliances, wooden flooring and pleasant dual aspect outlook, two double bedrooms, both with fitted wardrobes, en-suite bathroom and house shower room.

The property is approached via electric security gates to the parking area where apartment 5 has an allocated parking space.



SECOND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705sq.ft. (65.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076 Lettings: 01423 530744

[WWW.NICHOLLSTYREMAN.COM](http://WWW.NICHOLLSTYREMAN.COM)

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate A