



Flat 13, Oak Lodge, 64 Cold Bath Road

£230,000 Guide Price



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A stylish one-bedroom, second-floor apartment set within an exclusive and highly sought-after purpose-built development, enjoying well-maintained communal areas and immaculately landscaped grounds. The apartment further benefits from access to a generous loft space extending across the full span of the property, providing excellent additional storage, accessed via a hatch with pull-down ladder.

Externally, the development is approached via a well-maintained communal entrance hall with secure entry-phone system and lift serving all floors. There is an underground garage with remote-controlled door, where the apartment enjoys an allocated parking space, together with the added benefit of a private storage cupboard.

Built in 1995, Oak Lodge is a well-maintained, purpose-built development, offering the rare advantage of a share of freehold.

Oak Lodge is ideally positioned for access to a range of local shops and restaurants, as well as the open green spaces of the Harrogate Stray and the beautiful Valley Gardens. Harrogate town centre is also within easy reach, offering an excellent selection of shops, dining, entertainment and transport links.

Council Tax band: C

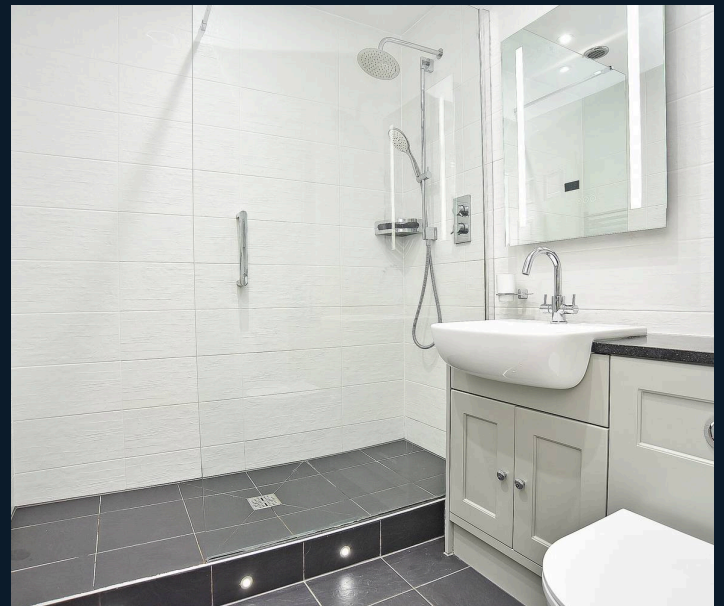
Tenure: Leasehold

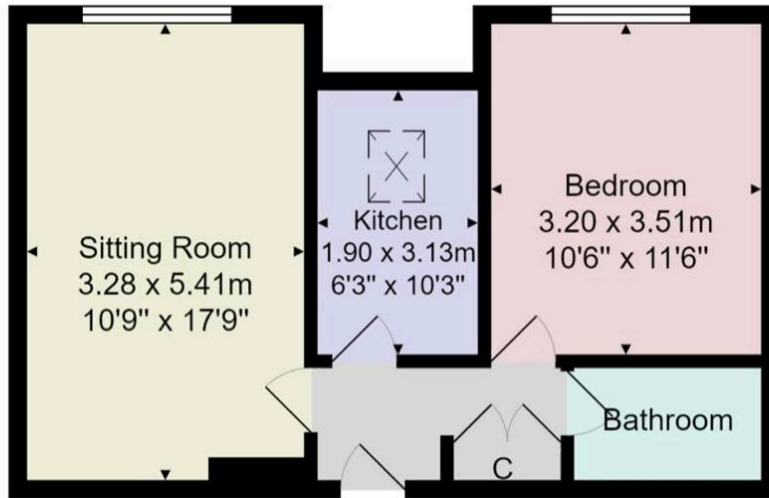
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



The apartment opens into a welcoming entrance hall, finished in a tasteful neutral palette and providing access to all principal rooms. A useful storage cupboard, gas-fired central heating radiator and entry-phone system add to the practicality and convenience of the space. The beautifully appointed sitting room is a light and inviting area, featuring elegant proportions and a sophisticated neutral décor. A contemporary recessed feature fireplace with integrated media wall creates a stylish focal point, while a large window allows for an abundance of natural light and pleasant leafy outlooks. There is ample space for both comfortable seating and dining, making it ideal for both relaxing and entertaining. The kitchen is thoughtfully designed and finished to a high standard, comprising a sleek range of modern wall and base units with quartz work surfaces incorporating an inset Franke sink with Quooker five-in-one tap. Integrated appliances include a Siemens induction hob with flexible cooking zone and extractor hood, Neff electric oven with slide-and-hide door, Siemens fridge/freezer, slimline dishwasher and microwave, together with an AEG washer/dryer. A striking feature splashback, tiled floor and Velux skylight window complete this stylish and highly functional space. The bedroom is a well-proportioned double, offering a calm and restful retreat, enhanced by a soft neutral colour scheme and a large window providing excellent natural light and attractive leafy views. The shower room is finished to an exceptional standard, comprising a fully tiled modern suite with a walk-in shower featuring a Crosswater digital fixed head and multi-spray system with one-touch remote control. There is a vanity unit with semi-recessed washbasin, mirror above, and a wall-hung WC. Additional features include a dual-fuel heated towel rail, sensor lighting, de-mister and integrated Bluetooth DAB/FM radio.





All measurements are approximate and for display purposes only.

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