



## Apt 4, 1 Sanders Walk, Harrogate

£180,000 Guide Price



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WINNING AGENT**

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A beautifully presented first-floor one-bedroom apartment with off-road parking. This spacious and very well-presented apartment forms part of this modern development located close to the Stray. The apartment provides high-quality accommodation, which includes an impressive open-plan living space and kitchen, large double bedroom with fitted wardrobes and modern bathroom. There is also a good-sized entrance hallway with a fitted cupboard and utility area. The apartment also has a very useful private loft storage space. The property stands within attractive and well-maintained communal grounds and has the advantage of a parking space. Sanders Walk is situated just off Claro Road, well served by excellent local amenities and just a short walk from Harrogate town centre.

OUTSIDE The apartment has the advantage of an allocated off-road parking space. There is also a bike store for use by all residents.

#### AGENTS NOTE

Leasehold

Pets are permitted

Management fees, RMG Living - Approx £1,350.00pa

Ground Rent - £150.00pa

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B



#### ACCOMMODATION FIRST FLOOR RECEPTION HALL

A good-sized reception hall with fitted cupboards including a utility cupboard with washer / dryer.

Access to the loft space offering additional storage space.

#### LIVING AREA / KITCHEN

A stunning open-plan living space with sitting and dining areas, windows to side and rear. There is a stylish fitted kitchen which includes electric hob with extractor hood above, integrated oven, microwave, fridge / freezer and dishwasher. Part-tiled floor.

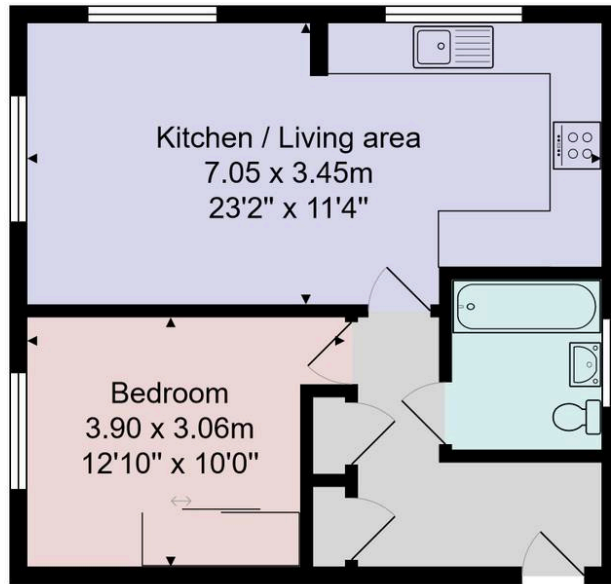
#### BEDROOM

A double bedroom with windows to side and fitted wardrobes.

#### BATHROOM

Modern white suite comprising washbasin, WC, and bath with shower above. Tiling to walls and floor, heated towel rail and window to side.





Total Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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