

APARTMENT 3, 7 WINDSOR COURT  
CLARENCE DRIVE  
HARROGATE  
HG1 2PE



NICHOLLS  
TYREMAN

# APARTMENT 3 | 7 WINDSOR COURT | CLARENCE DRIVE | HARROGATE | HG1 2PE

An extremely light and airy second floor apartment, having been beautifully appointed and forming part of this extremely sought-after secure courtyard development. It is accessed via electric gates and located within the famous Duchy Estate, only a few minutes walk from the Valley Gardens and Harrogate town Centre.

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Entrance Hall | Open Plan Living Room/Dining Room/Kitchen

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Two Double Bedrooms | En-suite Bathroom | House Shower Room

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Communal Garden | Allocated Parking Space

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

# £325,000



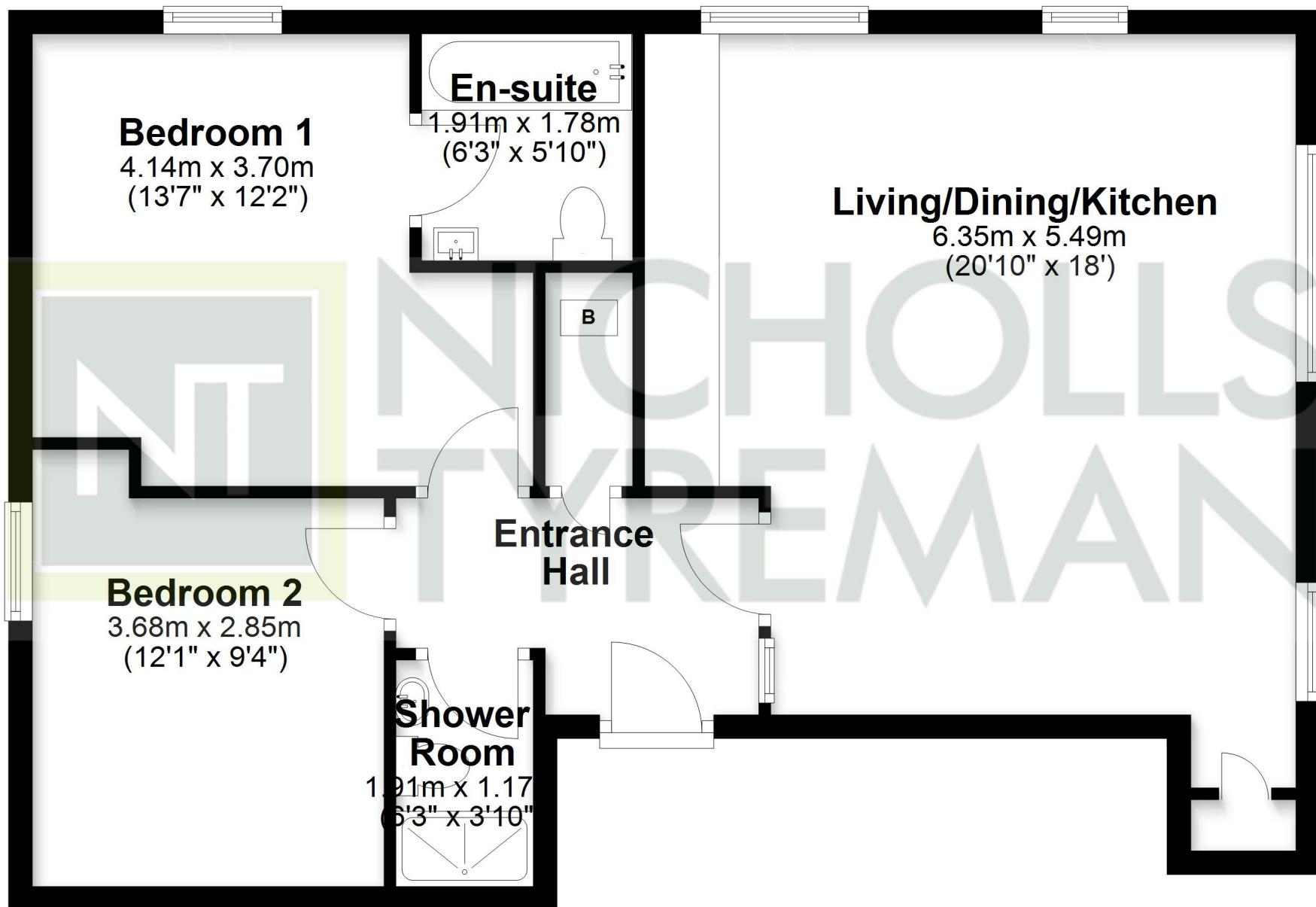


The property is located extremely close to the town centre, adjacent to the Valley Gardens and truly warrants an internal inspection to appreciate the recently converted accommodation which has the benefit of double glazing, electric panel heating and high quality fixtures and fittings throughout.

The accommodation comprises: Communal hallway with staircase to the second floor, entrance hall with storage cupboard and door leading to large open plan living space with sitting area, dining area and fitted, integrated dual aspect kitchen, two double bedrooms, en-suite bathroom and separate shower room.

There is an allocated parking space which is accessed via electric security gates leading to a parking area with well maintained borders.

## Second Floor



This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.



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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 Agent.