

APARTMENT 2  
109 COLD BATH ROAD  
HARROGATE, HG2 0NU



## APARTMENT 2 | 109 COLD BATH ROAD | HARROGATE | HG2 0NU

A great opportunity to purchase this second floor apartment situated in one of Harrogate's most respected locations with its fabulous amenities including coffee shops, restaurants, wine bars and shopping parades and is within easy walking distance of both Harrogate town centre and the Valley Gardens.

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Communal Entrance Hall | Living Room/Kitchen | Utility Room

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Two Bedrooms | Shower Room

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Council Tax: A | Energy Rating: C | Tenure: Leasehold

Agent's Note - A new lease is currently being drawn up for the building.

# £240,000



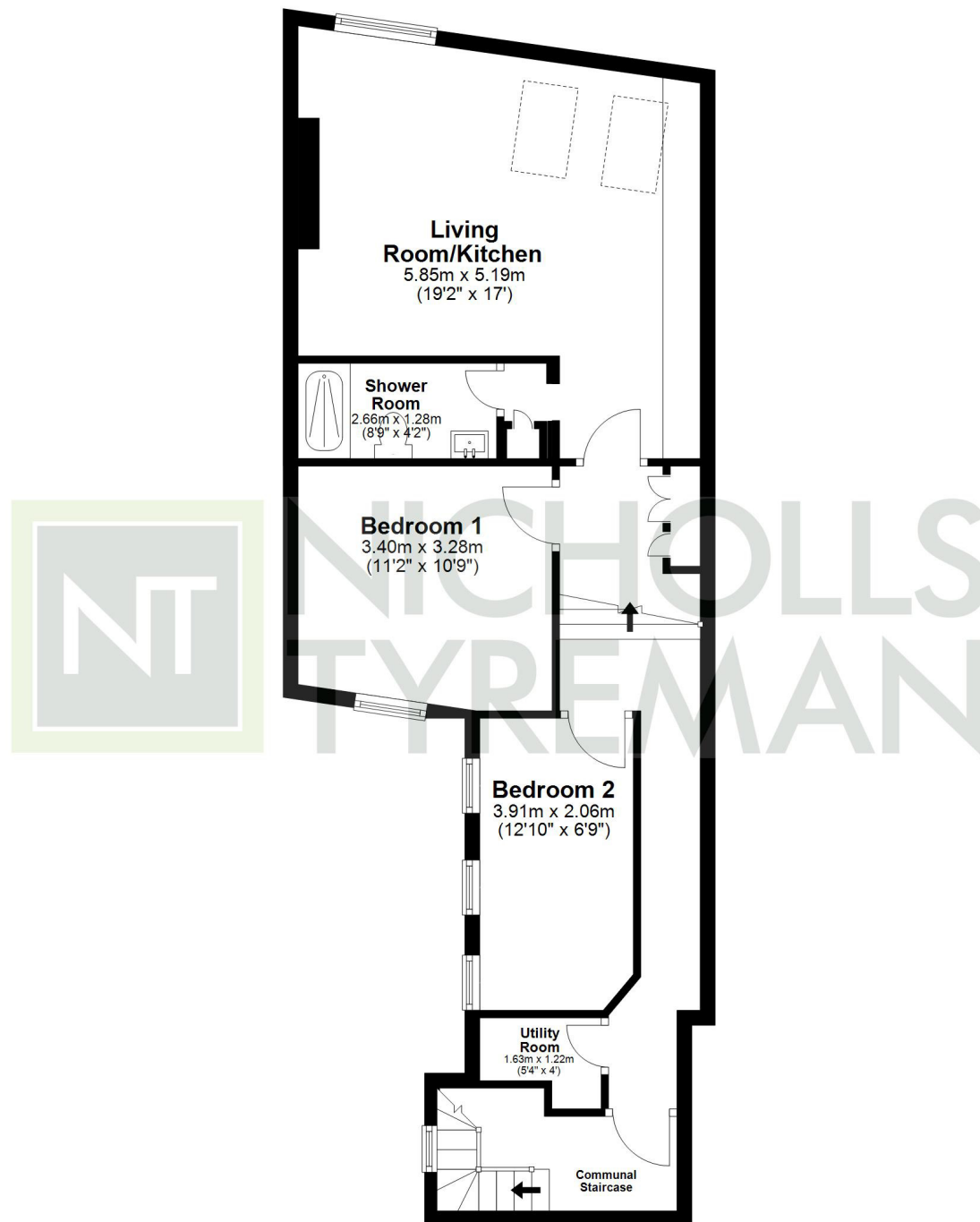


The property has been beautifully appointed throughout and has the benefit of double glazing and central heating.

This spacious flat is accessed from the rear of the property through a tiled courtyard leading to a communal entrance hall with a staircase leading to the second floor accommodation comprising; Large entrance hall, magnificent open plan living room/dining kitchen with fully integrated appliances including oven, microwave, dishwasher, fridge freezer, induction hob with extractor and quartz work surface. There is a separate utility room and from the kitchen a useful boarded out loft area.

There are two double bedrooms and a fully tiled shower room.

## Second Floor



Total area: approx. 62.4 sq. metres (671.5 sq. feet)

This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.



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