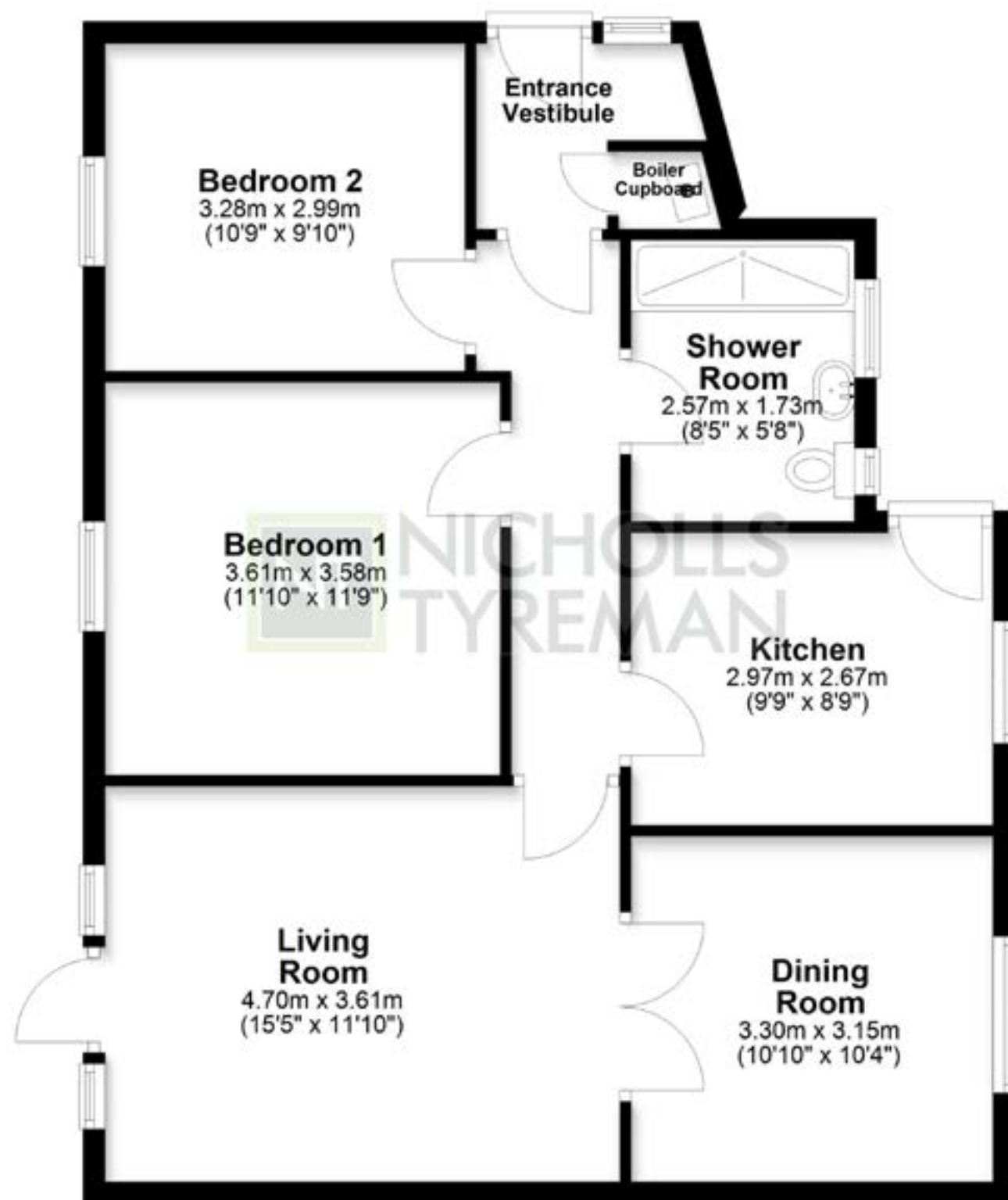


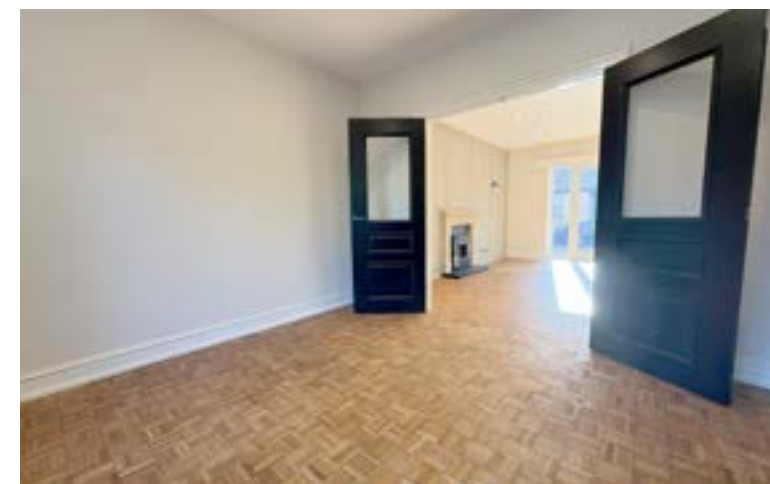
## Ground Floor



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

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

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.



**FLAT 2, PRINCES VILLA COURT**  
**PRINCES VILLA ROAD, HARROGATE, HG1 5RJ**

**£315,000**  
**CHAIN FREE**



**FLAT 2 | PRINCES VILLA COURT | PRINCES VILLA ROAD  
HARROGATE | HG1 5RJ**

**This spacious two bedroom ground floor apartment has been extensively redeveloped throughout and now offers delightful modern interiors and fixtures and fittings. Located on Princes Villa Road, the apartment benefits from being close to the famous Harrogate Stray and a short walk from Harrogate Town Centre and all of its amenities.**

Entrance Vestibule | Kitchen | Living Room | Dining Room

Two Bedrooms | Shower Room

Communal Lawned Gardens

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



The property has electric central heating and double glazing throughout and briefly comprises; communal entrance hall leading to front door, entrance vestibule and hallway. Living room with feature wood panelled walls, fireplace with electric fire and patio door leading to the rear of the block, a connected dining room is through double doors which can be opened to create a larger space.

The kitchen has been completely transformed and now has modern painted units, solid top and high quality built in appliances whilst also having a private rear entrance door.

The two bedrooms are double rooms and large windows provide natural light. The bathroom offers a revamped modern suite with large walk in shower, w/c and wash basin

