

Flat 2, 29 Park Drive, Harrogate

£350,000

VERITY
FREARSON

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#DARINGTOBEDIFFERENT



A spacious first-floor apartment enjoying a delightful outlook over the adjoining Oval Gardens, with a private entrance and allocated off-road parking. The generous accommodation provides two double bedrooms, two en-suites, a stunning reception room with large bay window overlooking the Oval Gardens, and a kitchen. The apartment enjoys a delightful position adjoining the Oval Gardens, just a short walk from Harrogate town centre and the Stray. An early inspection is recommended to appreciate the quality of the accommodation and excellent location.

STORAGE

The property has excellent storage facilities, including two large cupboards off the hallway.

To the rear of the property the apartment has a parking area with space to park two vehicles off the road and a small garden. There is also unlimited on-road parking.

The property is long leasehold, having a 999-year lease from 2024.

Costs for running the building are split between the four apartments, paying 25% each.

The freehold will be transferred to the management company in which each flat owner has a 25% share.

Renting is permitted within the building, but holiday lets are not permitted.

Pets are permitted.

The property has a gas central heating system, the boiler is situated in a cupboard off the hall.

Windows are single glazed.

Council Tax band: C

Tenure: Leasehold EPC Energy Efficiency Rating: D



FIRST FLOOR
RECEPTION HALL

SITTING / DINING ROOM

A large reception room with sitting and dining areas with feature fireplace and living-flame gas fire. Bay window to front enjoying a delightful outlook over the adjoining Oval Gardens.

KITCHEN

With a range of fitted units with gas hob, oven, integrated washing machine, fridge / freezer and dishwasher.

BEDROOM 1

A double bedroom with windows to side.

EN-SUITE BATHROOM

With WC, washbasin and corner bath with shower above.

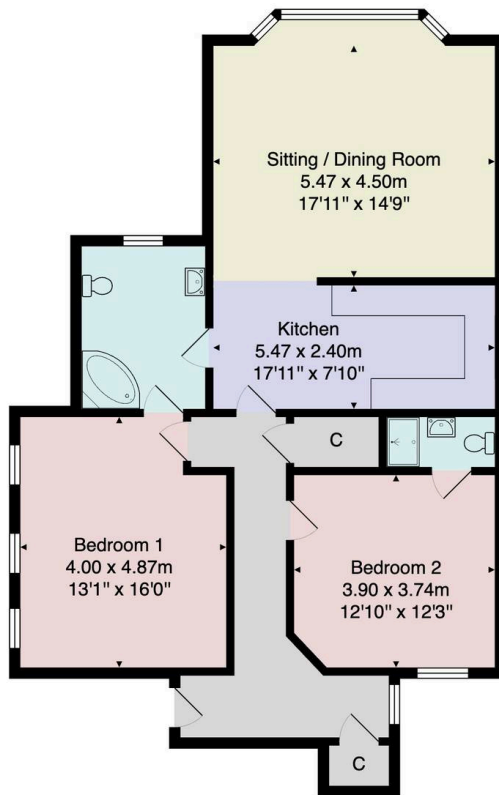
BEDROOM 2

A further double bedroom with en-suite.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Heated towel rail.





Total Area: 101.1 m² ... 1088 ft²

All measurements are approximate and for display purposes only.

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