



29 Queens Close, Lancaster Road, Harrogate

£240,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A two-bedroom top-floor apartment with lift access, balcony and single garage, situated in this delightful position just a short stroll from Harrogate town centre.

The well-presented apartment provides accommodation with a spacious, sitting room, modern kitchen, two double bedrooms with fitted wardrobes, and shower room. A glazed door from the apartment leads to a private balcony, which provides an excellent outdoor entertaining space.

Queen's Close stands within attractive and well-maintained communal gardens and has a garage plus use of the ample residents' and visitor parking spaces. The property is situated in an attractive position close to the edge of the famous Harrogate Stray, well served by excellent local amenities, and within easy walking distance of the town centre.

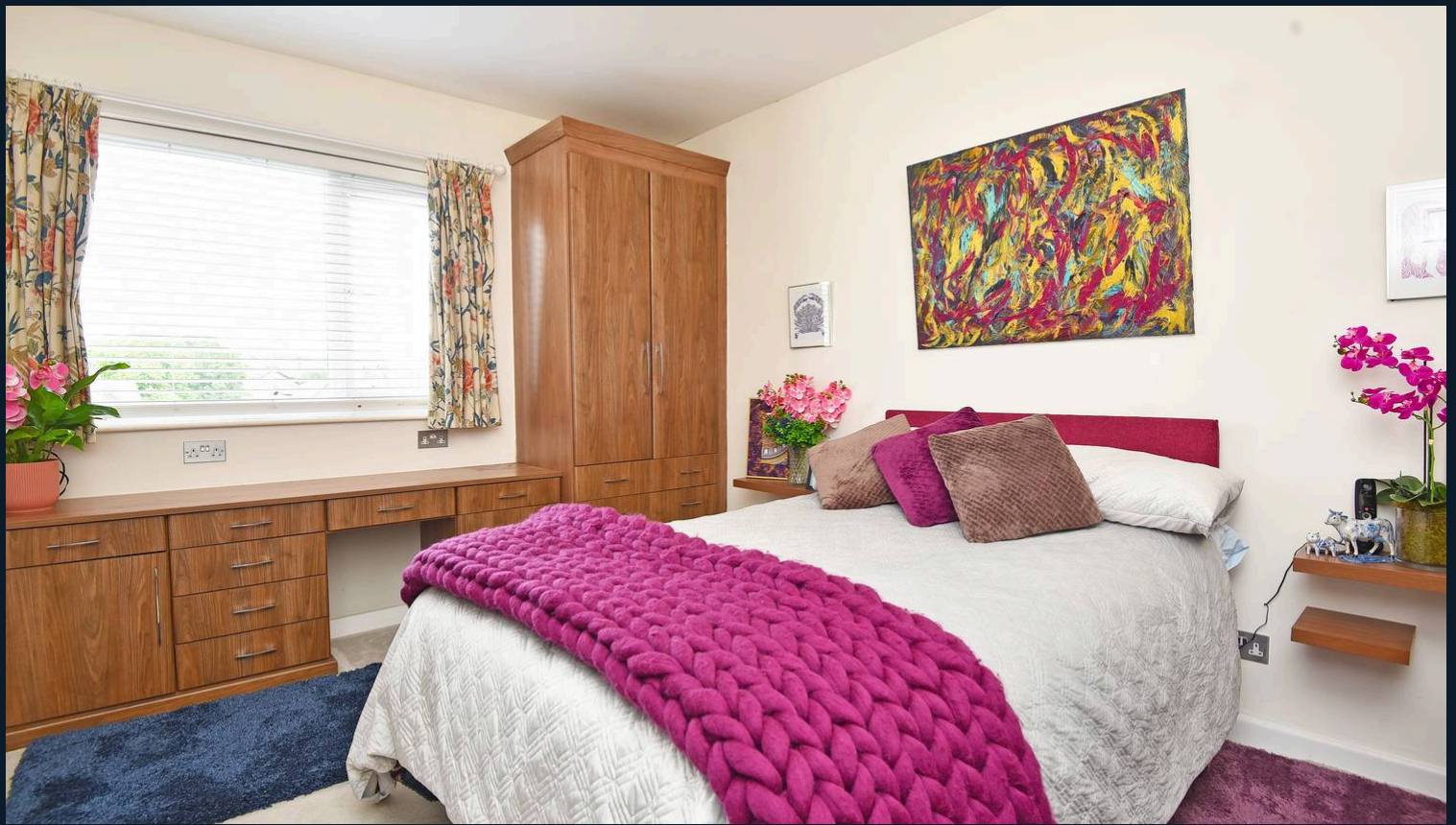
OUTSIDE The apartment has the benefit of a private balcony which provides an excellent outdoor sitting area. There is a single garage which has an electric door and there is residents' and visitor parking spaces. The property stands within attractive, well-maintained communal gardens.

AGENT'S NOTE The property is long leasehold.

The service charge is approximately £1,946 per annum.

The apartment has an electric heating system. There is no gas connected to the building.

Council Tax band: C Tenure: Leasehold EPC Energy Efficiency Rating: E



ACCOMMODATION TOP FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with dual aspect with an attractive outlook. Wall-mounted electric fire. Glazed door leads to the balcony.

KITCHEN

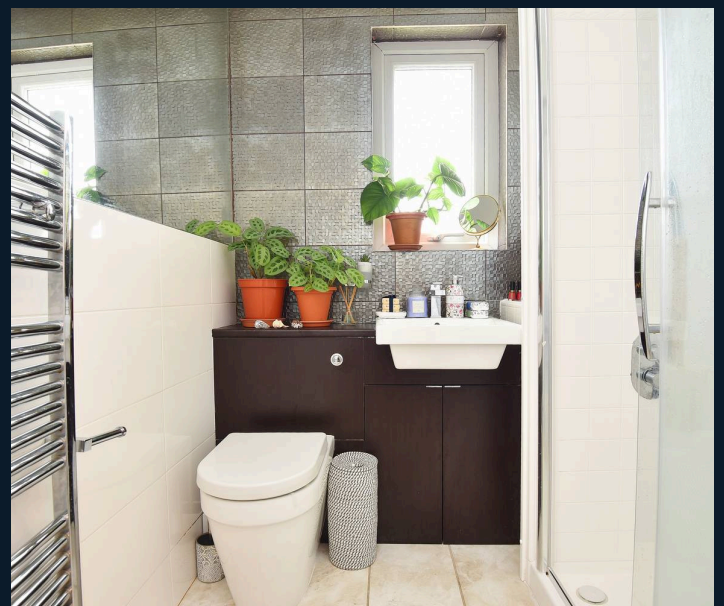
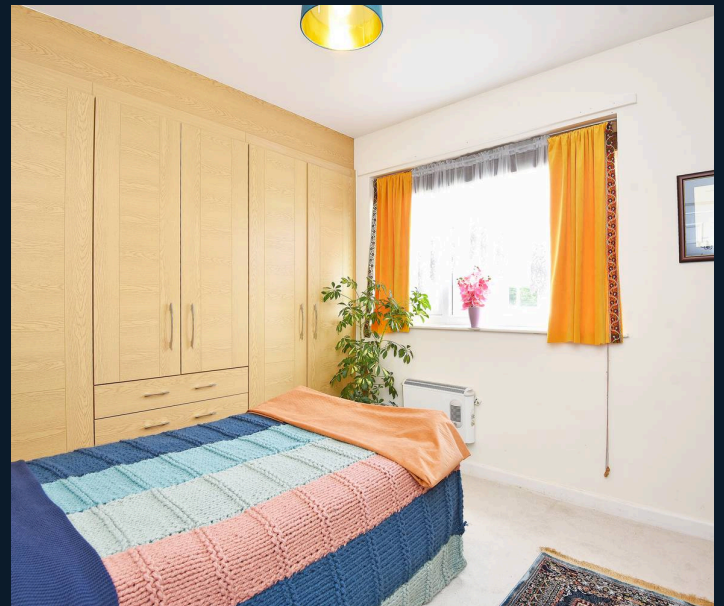
With a range of modern fitted units with electric hob, integrated oven, microwave and fridge / freezer. Washing/dryer machine.

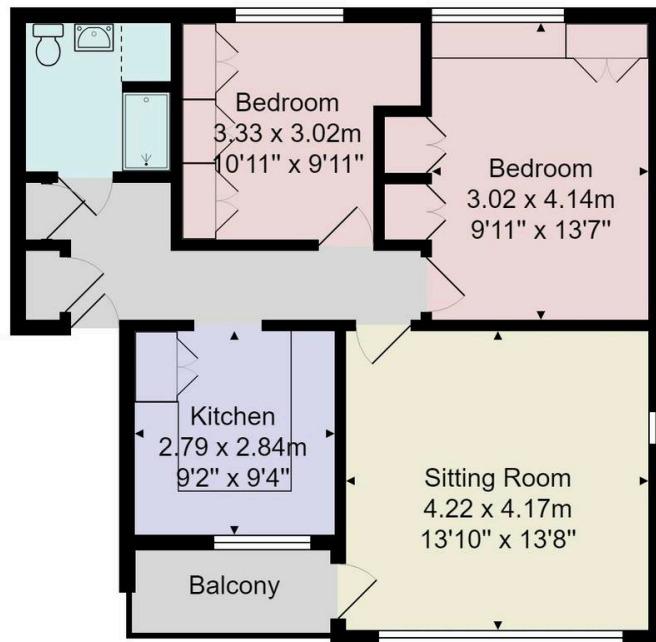
BEDROOMS

There are two double bedrooms with fitted wardrobes.

SHOWER ROOM

A white suite comprising WC, washbasin set within a vanity unit and shower. Heated towel rail.





Total Area: 63.1 m² ... 679 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

