



Flat 2, Beaulieu Court, 1 Park Road

£295,000



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A stunning and individual one-bedroom apartment occupying the first floor of this impressive Strayside villa, enjoying superb elevated views across the adjoining Harrogate Stray. This elegant apartment offers generous accommodation, including a large sitting room with two feature windows overlooking the Stray, a well-equipped kitchen, double bedroom and modern shower room. The property also benefits from an allocated off-street parking space.

Ideally positioned on the edge of the famous Harrogate Stray, the apartment is just a few minutes' walk from Harrogate town centre where a wide range of shops, bars, restaurants and excellent transport links can be found. Offered for sale with no onward chain.

OUTSIDE The apartment has the benefit of an allocated off-street parking space to the front of the building.

AGENT'S NOTE The 999 year lease commenced 1982

There is a good-sized basement room, along with an additional room also with a sink and toilet that belongs to Flat 2.

The service charge for Flat 2 is £1,120 p/a.

No pets allowed.

Subletting/renting is permitted.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D



ACCOMMODATION GROUND FLOOR

A security-controlled entrance door leads into an impressive communal hall and stairwell.

FIRST FLOOR

ENTRANCE HALL Private entrance hall with doors leading to the accommodation.

LOUNGE A spacious reception room with an arched window to the front and further window to the side, both enjoying exceptional views over the Stray. Elaborate period fireplace with electric fire.

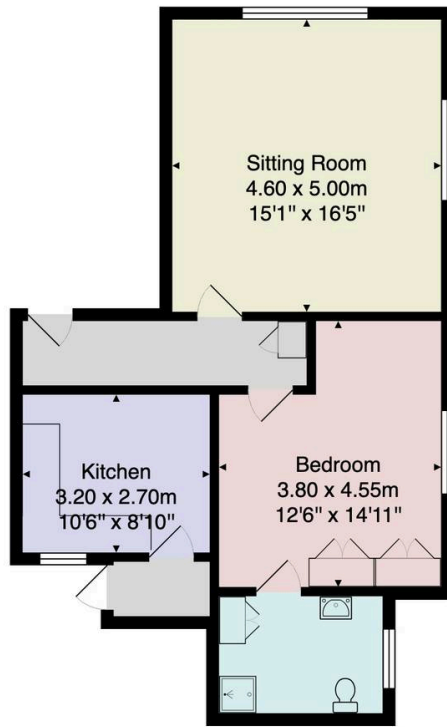
Two central heating radiators.

KITCHEN With window to the rear and door leading to a small porch. The kitchen comprises a range of fitted wall and base units with induction hob, integrated oven and integrated fridge.

BEDROOM A double bedroom with fitted wardrobes.

BATHROOM Window to the side. A modern white and chrome suite comprising a large walk-in shower, vanity unit with basin, fully tiled walls and floor, and heated towel rail. Utility cupboard with plumbing for a washing machine.





Total Area: 62.3 m² ... 671 ft²

All measurements are approximate and for display purposes only.

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