



## Flat 27, Arthington Court, Harrogate

£115,000 Guide Price



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WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A well-presented one-bedroom first floor apartment forming part of a sought-after purpose-built development for the over-55s, conveniently located within a short walk of the town centre.

Arthington Court further benefits from excellent communal facilities, including a residents' lounge, laundry room, and well-maintained, attractive communal gardens.

Externally, the property benefits from beautifully maintained communal gardens, mainly laid to lawn with well-stocked borders, pathways, and seating areas, creating a pleasant and sociable environment for residents to enjoy. There is also parking available for both residents and visitors.

**AGENT'S NOTES** The property is long leasehold and has 95 years left remaining on the lease.

Ground rent fees are paid in March and September.

Service Charge - is paid every six months. The last 6 month payment was £1,629.23.

Ground rent - is £255.34, paid every six months.

There is a live in Manager who is available five days a week.

There is a communal laundry room with two washing machines and three tumble dryers.

Council Tax band: C

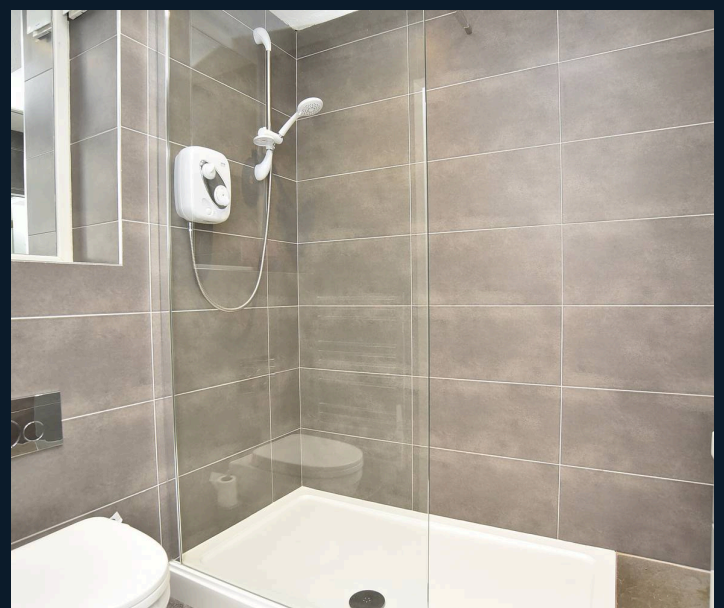
Tenure: Leasehold

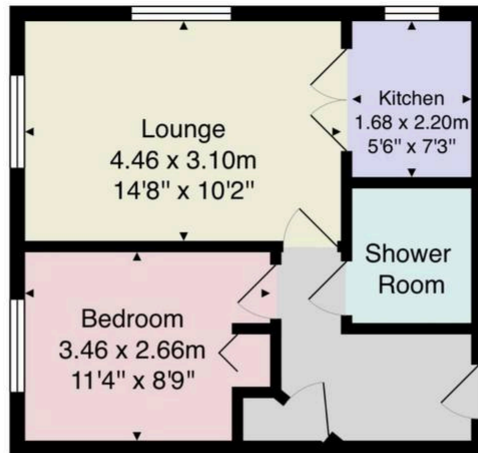
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



The apartment itself opens into a hallway with a useful storage cupboard. The bright and inviting lounge provides ample space for both seating and dining. The modern fitted kitchen offers a range of wall and base units, complemented by work surfaces and tiled splashbacks, and includes an integrated oven and hob. The well-proportioned double bedroom offers a peaceful and comfortable space, complete with fitted wardrobes and room for additional furnishings. The accommodation is completed by a fully tiled shower room, fitted with a walk-in shower enclosure, vanity unit with inset wash hand basin, and WC.





Total Area: 37.3 m<sup>2</sup> ... 401 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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