





15 Oak Tree Lodge Harlow Manor Park, Harrogate

£145,000

VERITY FREARSON

YOUR AWARD WINNING AGENT

#DARINGTOBEDIFFERENT



A well-presented one bedroom first floor retirement apartment, forming part of the popular Oak Tree Lodge development and designed specifically for residents aged 55 and over.

The property offers comfortable and well-proportioned accommodation together with the benefit of a secure communal entrance, lift access, attractive communal gardens and ample parking for residents and visitors. Oak Tree Lodge also provides a welcoming communal lounge, creating a pleasant and sociable environment for residents.

The development is conveniently situated just off Cold Bath Road, within easy reach of a good range of local amenities including shops, cafés, a pharmacy and public transport links.

AGENT'S NOTE

The property is available to residents aged 55 and over.

The property has the benefit of an attending secretary, which offers residents additional peace of mind in case of an emergency.

TENURE: Leasehold.

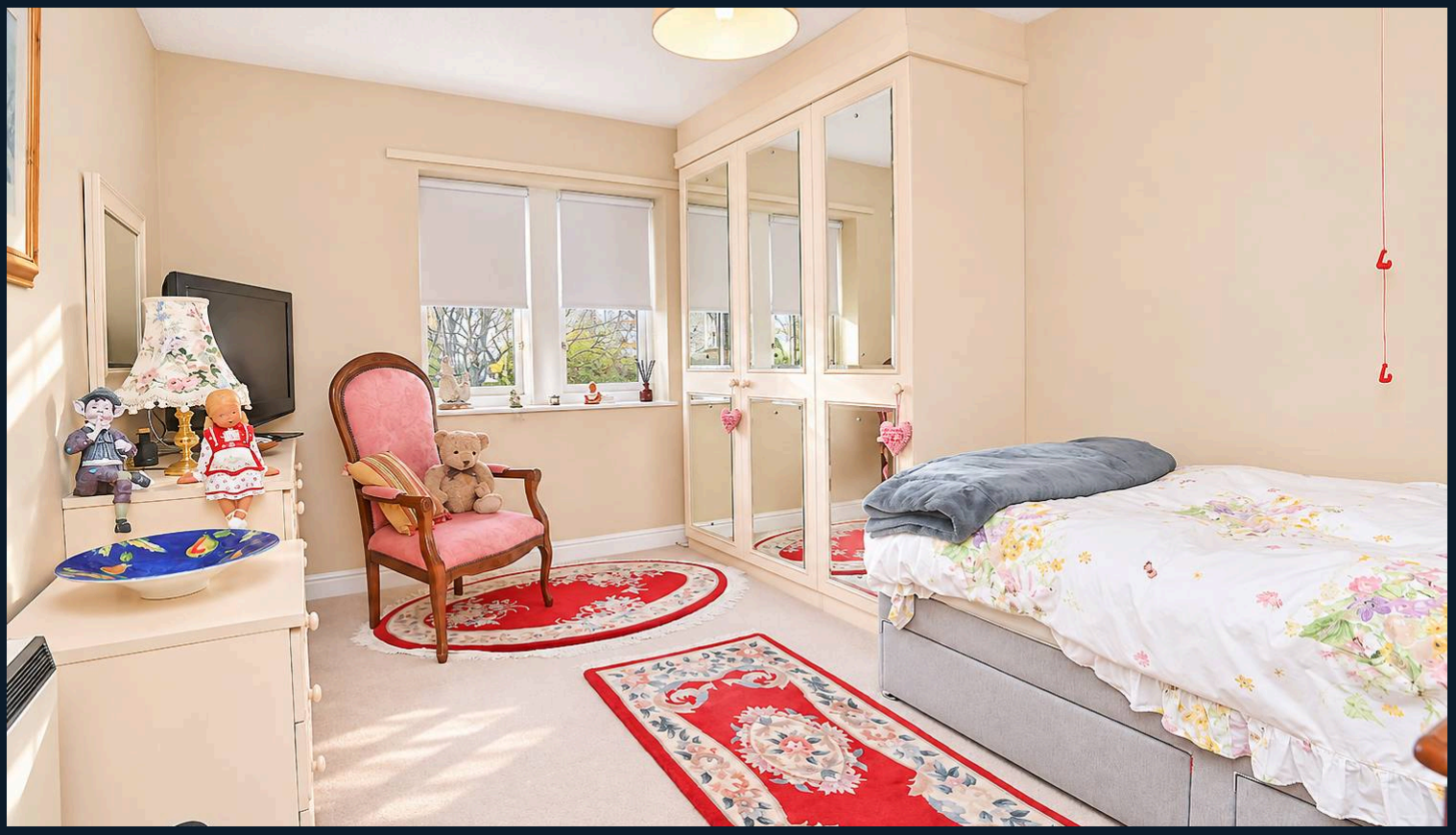
LEASE LENGTH: Approximately 114 years remaining.

SERVICE CHARGE: Approximately £2,490 per annum.

GROUND RENT: Approximately £150 per annum.

The property benefits from a secure communal entry system and lift access to all floors.

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



ACCOMMODATION

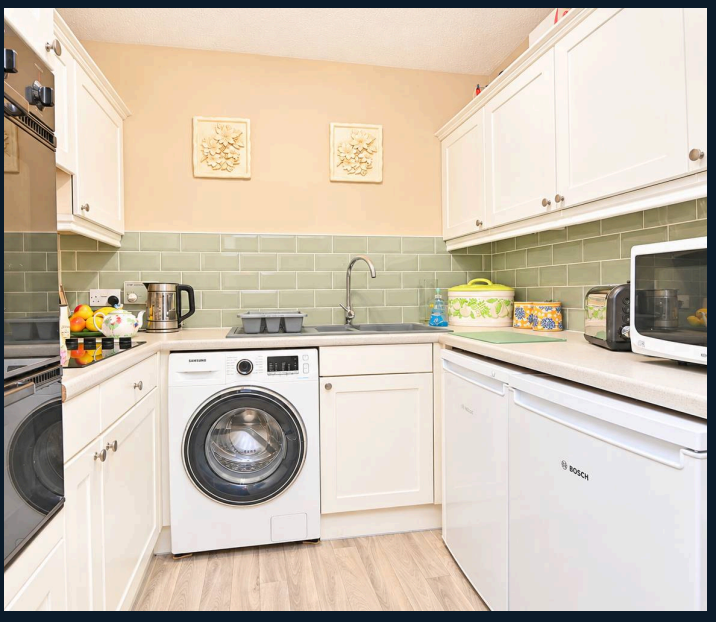
A private entrance hall provides access to the apartment and benefits from a large fitted storage cupboard.

The main reception room is a bright and spacious open-plan living and dining area, providing ample space for both sitting and dining furniture and creating a comfortable everyday living space.

The adjoining kitchen is conveniently positioned off the living area.

The bedroom is a generous double room with fitted wardrobes, providing excellent storage.

The bathroom is well appointed and completes the accommodation.



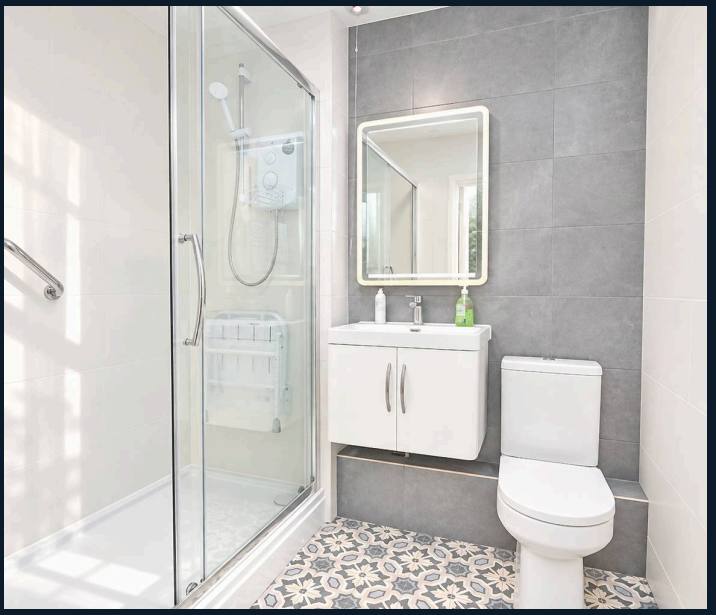
COMMUNAL FACILITIES

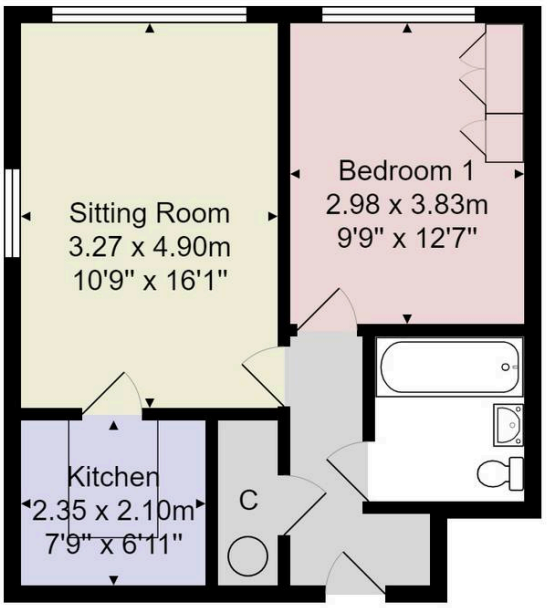
The building benefits from a secure communal entrance system, providing additional peace of mind.

Lift access serves all floors within the development.

Residents also have use of a welcoming communal lounge together with beautifully maintained communal gardens.

There is ample parking available for both residents and visitors.





Total Area: 44.6 m² ... 480 ft²

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.

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