



## Flat 4, Cavendish Court Cavendish Avenue, Harrogate

£225,000 Offers Over



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A superb 2 bedroom 1st floor apartment forming part of this small and exclusive purpose built development situated on one of Harrogate's most popular and fashionable roads. The apartment is offered with no chain and features a newly featured kitchen and all the principal rooms are of generous proportions. Cavendish Avenue is a peaceful residential position situated to the favoured south side of Harrogate , located on the edge of the famous Harrogate Stray , with an easy walking distance to the town centre and associated amenities .

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



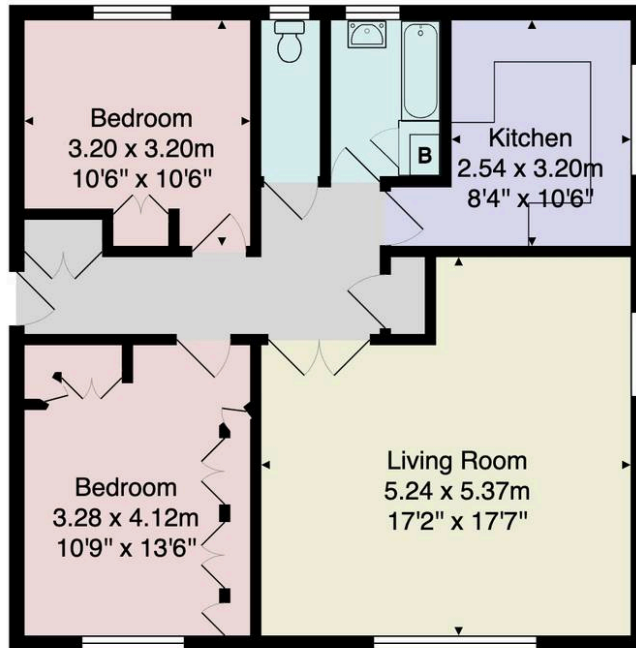
An internal inspection to appreciate the well planned accommodation which comprises: Communal entrance hall with staircase to the first floor, entrance hall with useful storage cupboard, large living room/dining room with dual aspect, newly fitted kitchen with integrated appliances, two double bedrooms with fitted wardrobes, bathroom and separate wc. A real feature to the development are the beautiful communal grounds and grounds. A private driveway leading to the rear of the property where there is a Single Garage 16'8" x 8'2" (situated in a block) and a separate parking space.

#### Agents Note

We understand the property benefits from the remainder of a 999 year lease

The current service charge is £650 per quarter





Total Area: 75.1 m<sup>2</sup> ... 808 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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