



## Flat 2, Arthington Court, Harrogate

£125,000



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WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A well-presented one-bedroom ground 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.

EPC: C

Council Tax: C

Leasehold



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, and features patio doors leading directly out to the communal gardens, allowing for plenty of natural light. 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 washbasin, and WC.

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.

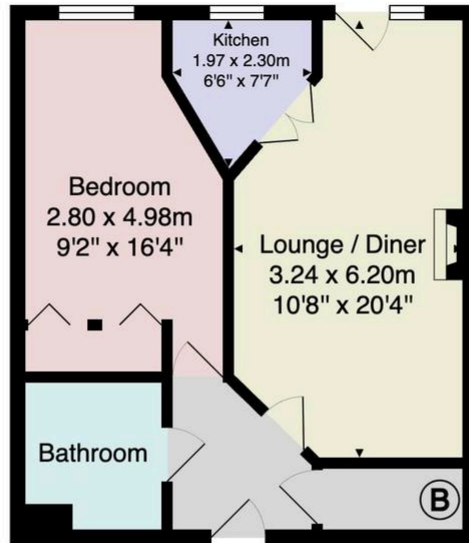
Service Charge - is paid every six months. The last 6 month payment was £1,629.23.

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.





Total Area: 44.8 m<sup>2</sup> ... 482 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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