



## Flat 1a, 40 Leeds Road, Harrogate

£210,000 Leasehold



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WINNING AGENT**

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A beautifully presented one-bedroomed duplex apartment with the advantage of an enclosed rear garden and a single garage, situated in this popular location close to the Stray and local amenities and just a short distance from the town centre. This excellent property provides accommodation which is presented to a high standard arranged over the ground floor and lower ground floor of this attractive period property.

There is a private entrance which leads to the apartment where there is a well appointed living room, a modern fitted kitchen and shower room. Stairs lead down to a large double bedroom with fitted wardrobes and a window overlooking the garden.

The property has the used of a good-sized and attractive garden to the rear. The property is situated in this convenient location well served by local amenities, and close to the Stray and within easy walking distance of Harrogate town centre.

#### AGENT'S NOTE

Basic gardening by way of lawn mowing and bush/hedge trimming is included in the management fee.

999 year lease from 30th September 1981.

Annual ground rent £25

Monthly service/management fee £100

The annual ground rent is covered by the monthly management fee.

The property is leasehold and the freehold is owned by a management company formed by all the current flat owners. (40-42 Leeds Road Ltd).

Subletting is allowed and domestic pets.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





#### GROUND FLOOR

##### LIVING ROOM

A large reception room with attractive fireplace (the gas supply is currently capped off) and fitted cabinets and shelving. There are glazed doors to the front of the property which lead to a covered sitting area.

##### KITCHEN

A range of quality fitted wall and base units with gas, hob and electric oven and integrated appliances.

##### SHOWER ROOM

A white, modern suite with WC, basin and shower. Heated towel rail.

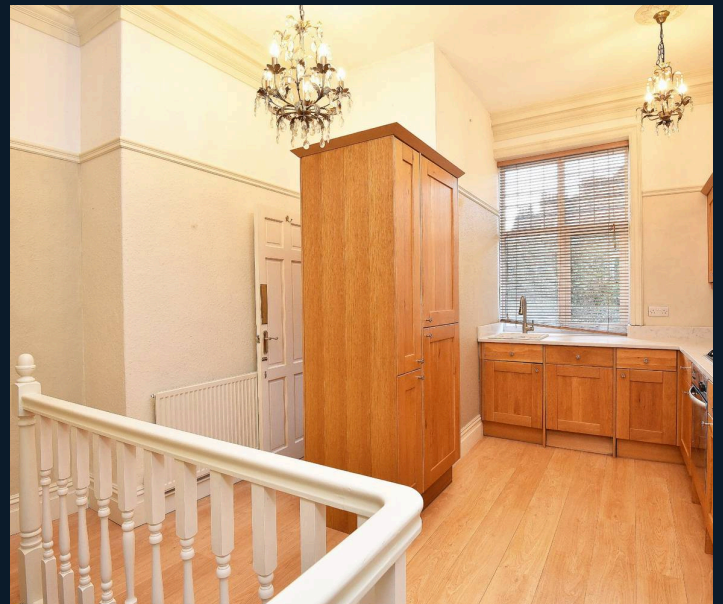
#### LOWER GROUND FLOOR

##### BEDROOM

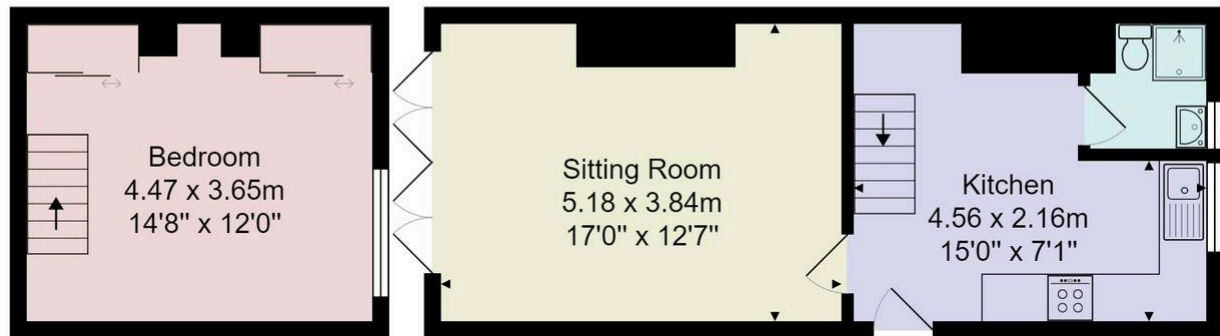
A double bedroom with fitted wardrobes and window to rear.

#### OUTSIDE

To the rear of the property. There is an attractive lawn garden. Glazed doors from the living room lead to a covered sitting area at the front of the property. There is a garage located at the rear of the building.







Lower Ground Floor

Ground Floor

Total Area: 55.2 m<sup>2</sup> ... 594 ft<sup>2</sup>

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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