



8 Oak Tree Lodge Harlow Manor Park, Harrogate

£150,000



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A well-presented, purpose-built two-bedroom ground-floor apartment enjoying a pleasant aspect over the communal gardens, forming part of a popular development for the over-55s.

The property offers easy ground-floor access and benefits from attractive communal gardens, residents' facilities, and a 24-hour community alarm service. The accommodation comprises a spacious sitting room, kitchen, two bedrooms and a modern shower room, together with a useful storage cupboard.

Situated in a highly convenient location, the property is well served by excellent local amenities along Cold Bath Road and is within easy walking distance of the Valley Gardens, the Stray and Harrogate town centre.

OUTSIDE The development stands in attractive and well-maintained communal gardens for the benefit of all residents, together with ample residents' and visitor parking.

TENURE The property is understood to be Long Leasehold, with a 150-year lease from 1990.

Ground Rent: £150 per annum (approx).

Service Charge: Approximately £2,280 per annum (including buildings insurance, window cleaning, gardening, and maintenance).

Water and sewerage charge: Approximately £71.88 per quarter.

Subletting is not permitted, and pets are not allowed.

FACILITIES There is a beautifully presented residents' lounge on the second floor, and a ground-floor storeroom housing waste and recycling bins. The development also benefits from lift access and a 24-hour community alarm system.

Council Tax band: D Tenure: Leasehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: B



ACCOMMODATION GROUND FLOOR RECEPTION HALL

With large fitted storage cupboard providing useful storage space.

SITTING ROOM

A spacious reception room with windows on two sides overlooking the communal gardens. Feature fireplace with electric fire.

KITCHEN

Fitted with a range of wall and base units, electric hob, integrated oven and space for additional appliances.

BEDROOM 1

A double bedroom with fitted wardrobes.

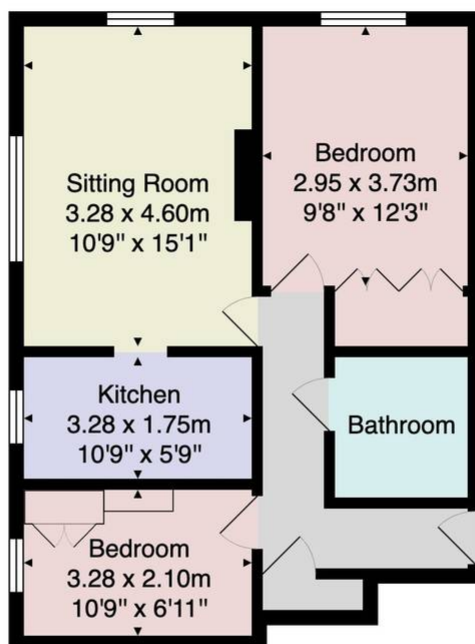
BEDROOM 2

A further good-sized bedroom with fitted wardrobes.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit and walk-in shower. Heated towel rail.





Total Area: 54.0 m² ... 581 ft²

All measurements are approximate and for display purposes only.

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