



Flat 2, Park Court, 46 North Park Road

£175,000



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A well presented two bedroom ground floor apartment with the benefit of allocated parking, situated in this highly convenient location just a short level walk from the centre of Harrogate. This attractive apartment offers comfortable and practical accommodation and has recently been enhanced by the installation of a stylish newly fitted kitchen. The property is ideally positioned with all of Harrogate town centre's amenities quite literally on the doorstep, including an excellent range of shops, bars, restaurants and superb transport links, with the railway station also within easy walking distance. This makes the apartment ideal for owner occupiers, downsizers or investors alike.

OUTSIDE

The property has the benefit of an allocated car parking space, together with use of the visitors' parking spaces within the development.

AGENTS NOTE

The service charge is payable twice yearly and is currently approximately £750 per six months. Buildings insurance is paid separately.

A ground rent of £135 per annum is payable.

Renting and subletting are permitted.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

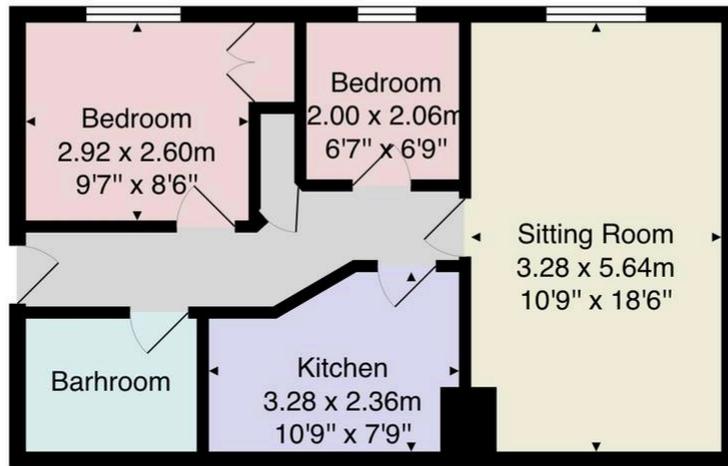


GROUND FLOOR

The ground floor accommodation comprises a spacious reception room with ample space for both sitting and dining areas. Adjoining is a modern, newly fitted kitchen with a range of wall and base units, induction hob, integrated oven and space for additional appliances.

There are two bedrooms, both of which are well proportioned, together with a bathroom fitted with a white suite comprising a bath with shower over, basin and WC.





Total Area: 51.4 m² ... 554 ft²

All measurements are approximate and for display purposes only.

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