



Flat 39, Arthington Court East Parade, Harrogate
£109,950



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A well presented second floor apartment, located in an over 55's development in the very heart of the Harrogate town centre within level walking distance of all its fantastic amenities.

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.

The apartment is ideally located in the heart of Harrogate town centre, just a short walk from shops, cafés, and transport links.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

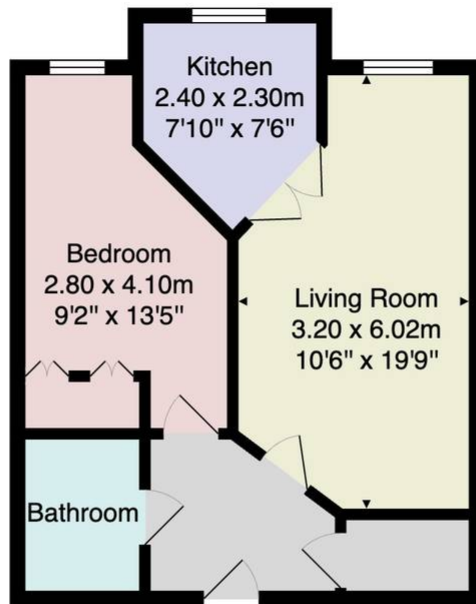
EPC Environmental Impact Rating: C



The flat benefits from double glazing and electric heating, with the added benefit of a communal lounge area and on site warden.

The accommodation comprises: Secure entrance and hallway with lift and staircase to the second floor, entrance hall with deep store room, large sitting room with dining area, kitchen with wall and base units, double bedroom with fitted wardrobes and bathroom.





Total Area: 45.8 m² ... 493 ft²

All measurements are approximate and for display purposes only.

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