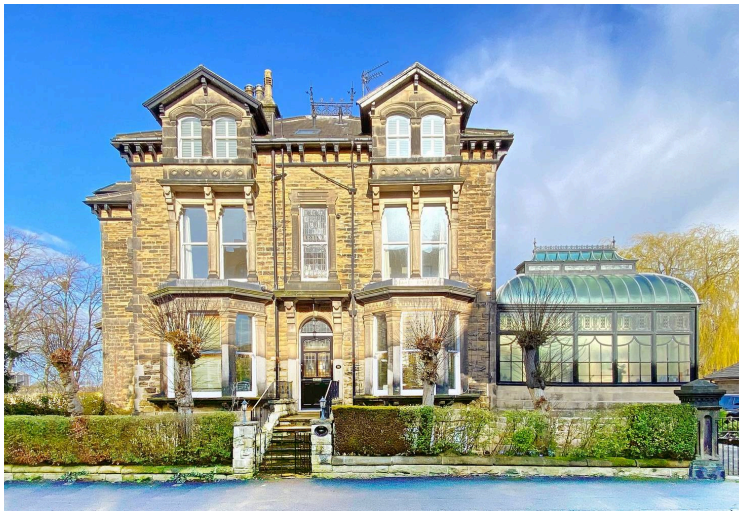






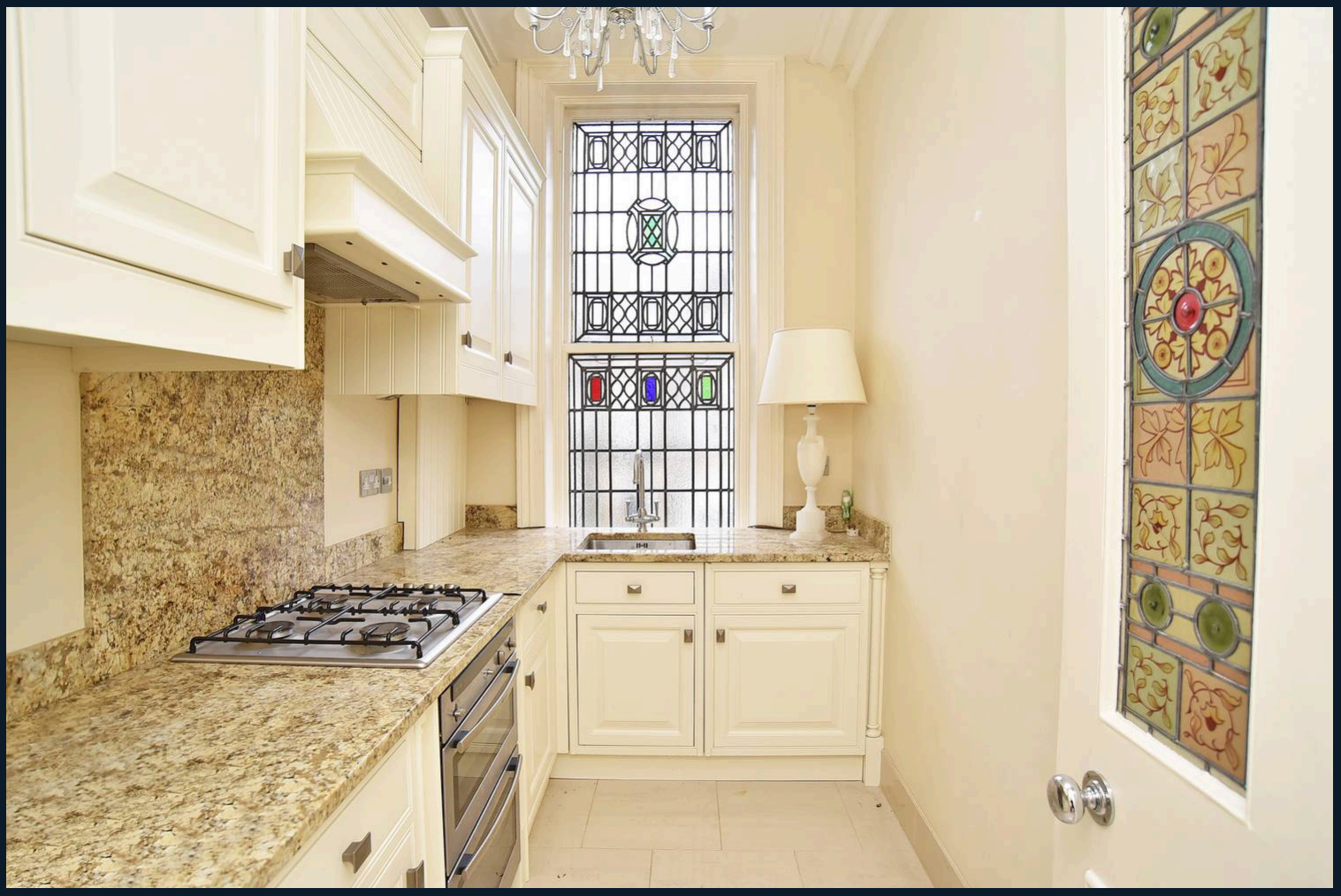
Flat 3, 1 Park Avenue, Harrogate

£325,000 Leasehold

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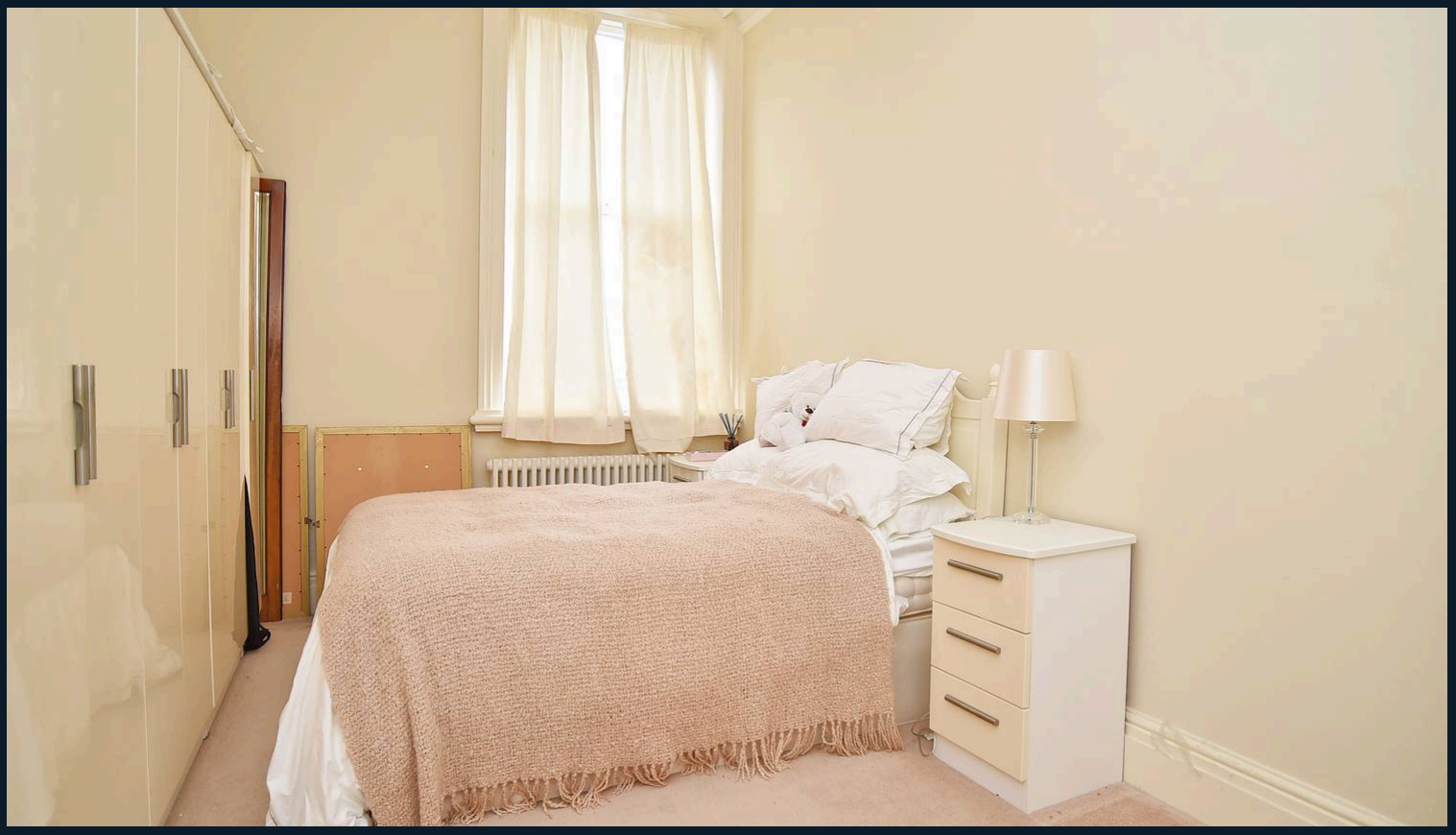
A well-presented two-bedroom first-floor apartment, forming part of an attractive period building and enjoying a prime position just a short walk from the centre of Harrogate, with delightful views over the adjoining Stray.

This appealing apartment occupies a particularly desirable location, combining the character of a period property with the convenience of town-centre living. The accommodation is well proportioned throughout and includes two double bedrooms, a quality fitted kitchen and a spacious reception hallway. A further benefit of the property is a single garage, which is a rare feature for such a central location.

Council Tax band: c

Tenure: Leasehold

EPC Energy Efficiency Rating: D



FIRST FLOOR
The accommodation is accessed via a spacious reception hallway with fitted storage cupboards and plumbing for a washing machine.

the sitting room is a delightful dual-aspect reception space, featuring an attractive fireplace and enjoying lovely views over the adjoining Stray, creating a bright and welcoming living area.

The kitchen is well equipped and fitted with granite worktops and a range of quality units, together with an integrated double oven, gas hob and fridge.

There are two good-sized double bedrooms, both well presented, and a modern shower room which includes a bath and a separate shower.



OUTSIDE

The property has the benefit of a single garage, providing secure parking or useful storage.



AGENT'S NOTE

The property is long leasehold with an original lease term of 999 years.

Service charge: approximately £200 per annum

Ground rent: £50 per annum

Subletting (renting) is not permitted.



Total Area: 72.3 m² ... 778 ft²
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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