



**Flat 17, Cecil Court, 107 Valley Drive**

**£220,000**



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WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A spacious and well presented two bedroom raised ground floor apartment, occupying a prime position overlooking the famous Valley Gardens and within easy walking distance of Harrogate town centre. The property offers generous and well-appointed accommodation, including an impressive open-plan living space, two double bedrooms and two bathrooms, making it an ideal home or lock-up-and-leave apartment in one of Harrogate's most desirable locations.

The apartment enjoys delightful views over the Valley Gardens and is perfectly positioned for the excellent amenities of Cold Bath Road, including independent shops, cafés and restaurants, whilst the wider facilities of Harrogate town centre are just a short stroll away.

#### OUTSIDE

Residents' on-street permit parking is available through North Yorkshire Council.

#### AGENTS NOTE

Lease length: 125 years from 2004

Ground Rent: £200 per annum

Service Charge: £479.70 per quarter.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D



## ACCOMMODATION

Steps from the front of the building lead to the communal entrance hall with secure entry system.

A private entrance door opens into the reception hall, which provides access to the principal accommodation.

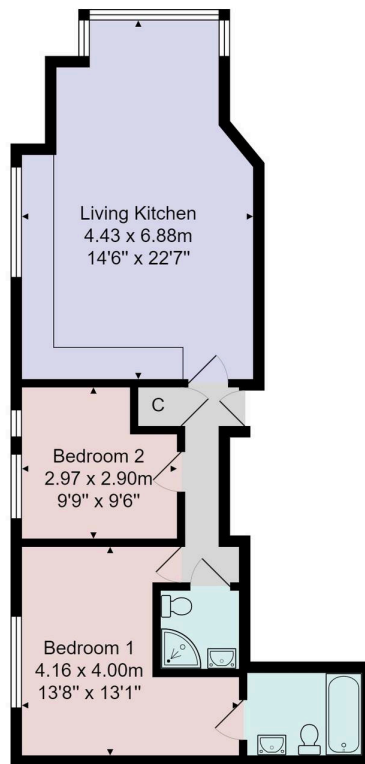
A particular feature of the property is the impressive open-plan living space, comprising generous sitting and dining areas with attractive views over the Valley Gardens.

The modern fitted kitchen is open plan to the living area and incorporates a range of stylish wall and base units with integrated appliances.

The principal bedroom is a well proportioned double room with fitted wardrobe and an en suite bathroom comprising WC, washbasin and bath with handheld shower attachment.

There is a further double bedroom together with a separate shower room fitted with a corner shower enclosure, WC and washbasin.





Total Area: 59.5 m<sup>2</sup> ... 640 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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