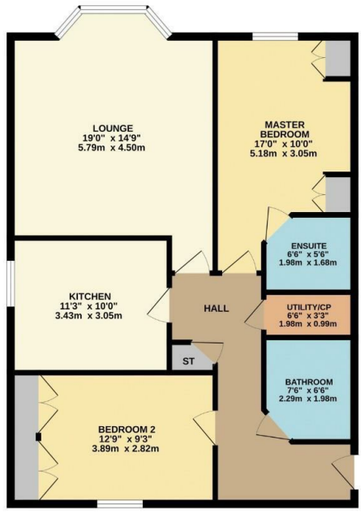
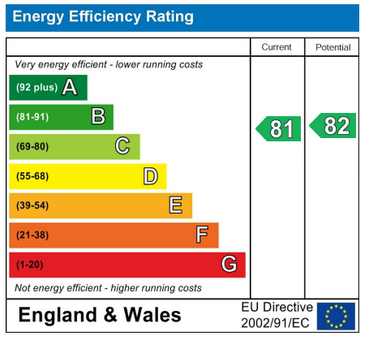
Floor Plan

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Energy Performance Certificate



Directions

From the Prince Of Wales roundabout proceed up Otley road and turn right into Harlow Oval and follow the road around to the left and the property will be found on the left hand side.

Council Tax Band D Tenure Leasehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

Offers In The Region Of £300,000

Apt 1 1 Garden Mews, Harrogate, HG2 0FD

2 Bedroom Apartment

A very well presented two bedroomed ground floor apartment which offers spacious living accommodation throughout and benefits from a superb location just off Harlow Oval with a wide variety an amenities within walking distance on Cold Bath Road.

HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With a new gas central heating boiler and triple glazing the living accommodation comprises secure communal entrance with an intercom system, well maintained communal entrance hallways, private entrance hall, leading to the spacious lounge with bay fronted windows, recently re-configured kitchen with updated appliances including integrated dishwasher, fridge and freezer.

Master bedroom with fitted wardrobes and an ensuite shower room with walk in shower, w/c and hand basin. Second double bedroom with built in wardrobes and modern house bathroom with a bath, w/c and hand basin. Off the hallway there are two really useful storage cupboards, one which houses the washing machine.

Outside

Outside the apartment benefits from one allocated parking space, with additional visitor parking spaces available on a first come first served basis. There are also well maintained communal gardens to the front of the property.

Surrounding Area

Benefitting from a superb location on Harlow Oval the bustling area of Cold Bath Road is within easy reach with its wide range of amenities, bakery's, deli's, restaurants and bars. Also being close to Harrogate's town centre to benefit from the range of shops, restaurants, bars and the fantastic transport links to York, Leeds and London.

There are also pleasant countryside walks close by in the Valley Gardens and the Pine woods, that take you all the way up to Harlow Carr.

AGENTS NOTES: Maintenance charges £350/quarter, Ground rent £187 Annually fixed for 10 years