



Flat 4, 25 St Mary's Avenue, Harrogate, North Yorkshire, HG2 0LP

£139,500

THE HOME OF PROPERTY  
• SINCE •  
**1921**

# Flat 4, 25 St Mary's Avenue, Harrogate, North Yorkshire, HG2 0LP

A very well-presented and generously proportioned one-bedroom second-floor apartment, situated in a fashionable and highly convenient town-centre location and offered for sale with no onward chain. This excellent apartment provides well-presented and modern accommodation including a spacious sitting room, kitchen, double bedroom, bathroom and useful storage/utility space. The property is ideally positioned within easy walking distance of the excellent amenities along Cold Bath Road, which include bars, shops, restaurants and the Valley Gardens and Harrogate town centre is within a few minutes' walk.

## SECOND FLOOR

A private door on the first floor leads to a useful space for coats and shoes, with stairs leading to the second floor. There is a generous sitting room with windows to the front, creating a bright and comfortable living space.

The kitchen is fitted with a range of base units, with a free-standing oven and space for additional appliances.

The double bedroom is well proportioned and benefits from fitted wardrobes. The bathroom is fitted with a white suite comprising a bath with shower above and washbasin, with a separate WC. In addition, there is a useful storage / utility room with plumbing for a washing machine.

## OUTSIDE

On-street parking is available by permit, which can be obtained from Harrogate Council.

## AGENT'S NOTES

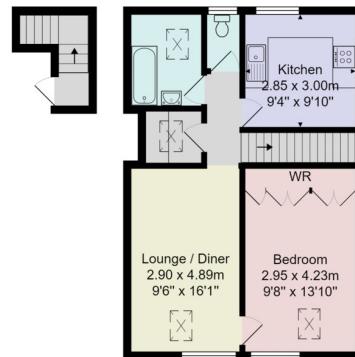
The property is held on a long lease with a share of the freehold.

The maintenance cost is approximately £400 per annum, plus one quarter of any additional shared costs as required.

The current owner is not aware of any restrictions relating to pet ownership, letting the property, or short-term holiday use. Prospective purchasers are advised to make their own enquiries through their solicitor.

**Tenure** - Leasehold with a share of the Freehold

**Council Tax Band** - A



Total Area: 56.3 m<sup>2</sup> ... 606 ft<sup>2</sup>

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission. Copyright 2017 Ac2

## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		