



## Flat 4, Euclid Court Euclid Avenue, Harrogate

£200,000 Offers Over



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



**A spacious three-bedroom duplex apartment, forming part of this purpose-built development set within attractive communal gardens and benefitting from an allocated parking space. The property offers well-presented and flexible accommodation arranged over two floors, with modern kitchen and bathroom fittings, and is ideally suited to a range of purchasers.**

**The apartment is situated in a quiet cul-de-sac location, well served by local amenities and conveniently positioned within easy reach of Harrogate town centre.**

#### **OUTSIDE**

**The property stands within attractive communal grounds and benefits from an allocated off-road parking space.**

#### **AGENT'S NOTE**

**The property is long leasehold with approximately 99 years remaining.**

**The current service charge is £700 per annum.**

**There are no restrictions on pets or renting.**

**The property also benefits from a newly fitted boiler.**

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



#### GROUND FLOOR

A private entrance leads into the property with stairs rising to the first floor.

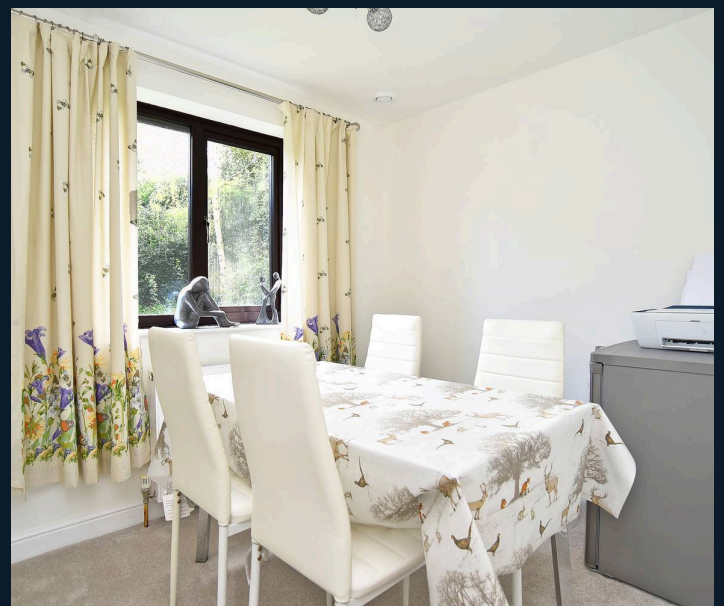
#### FIRST FLOOR

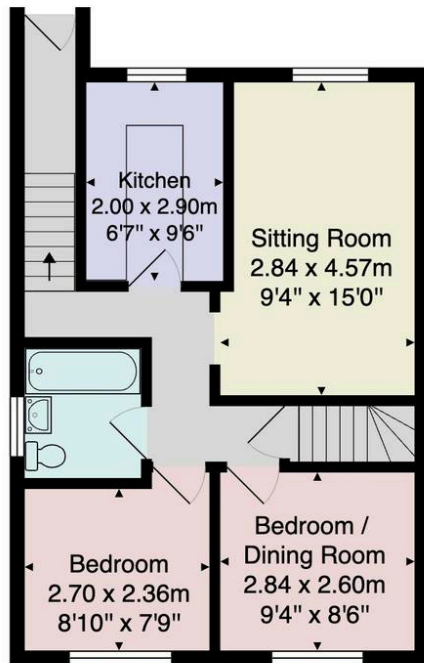
There is a spacious sitting room providing a comfortable living area. The modern kitchen has been recently fitted with a range of stylish wall and base units together with integrated appliances including an electric hob, oven, fridge freezer and washing machine. The accommodation is served by a modern bathroom fitted with a white suite comprising WC, washbasin and bath with shower above. There are two bedrooms on this floor, both offering flexibility to be used as bedrooms or additional reception rooms if required.



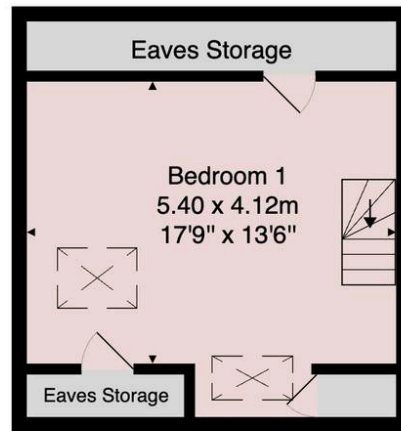
#### SECOND FLOOR

The principal bedroom, located on the second floor, is a good-sized room with skylight windows and useful eaves storage.





First Floor



Second Floor

Total Area: 79.2 m<sup>2</sup> ... 852 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.

