



Flat 1, 46 Dragon Parade, Harrogate

£130,000 Leasehold



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A well-presented one-bedroom flat with private entrance and shared parking, offered for sale with **no onward chain**, situated in a **prime central position** within easy walking distance of the town centre.

This attractive property provides spacious and versatile accommodation, ideal for **first-time buyers, individuals, couples or investors**. The flat benefits from a private entrance, creating a greater sense of independence, together with a generously sized lounge and double bedroom. Its highly convenient location places a wide range of shops, cafés, restaurants and amenities within immediate reach, making it an excellent low-maintenance home or investment opportunity.

The property is located on Dragon Parade, a popular and well-established area of **Harrogate**, offering excellent access to the town centre, transport links and leisure facilities.



ACCOMMODATION

The accommodation comprises a **spacious lounge**, providing ample room for both sitting and dining, together with a **well-proportioned double bedroom** offering comfortable living space. There is also a kitchen and bathroom, creating a practical and versatile layout suitable for a variety of buyers.

OUTSIDE

The property benefits from its **own private entrance**, enhancing privacy and independence. There is a shared parking space and on-street parking is available nearby, subject to local regulations. There is a small patio garden, accessed via the sitting room, to the front of the property.

AGENTS NOTE

- **Tenure:** Leasehold with **share of freehold**
- **Lease length:** Approximately **981 years remaining**
- **Ground rent:** £0
- **Service charge:** Shared between four flats

Subletting permitted

No short-term / holidays lets

- **Offered with no onward chain**





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