



Flat 2, 7 Langcliffe Avenue, Harrogate

£495,000 Guide Price



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A beautiful 3 bedroom 1st floor apartment situated in an attractive position along this fashionable tree lined avenue. This superb home forms part of this imposing period property revealing well appointed and generous accommodation, with particularly good sized rooms proportions.

Langcliffe Avenue is a delightful position to the south side of Harrogate, located on the edge of the famous Harrogate Stray and within walking distance of the town centre, Leeds Road shopping parade and Hornbeam Park railway station.

An internal viewing is essential to appreciate the quality and calibre of this delightful apartment.

The stylish accommodation benefits from gas central heating, uPVC double glazing comprises:

Front entrance door and entrance hall.

Stunning dining kitchen with extensive range of wall and base units, integrated appliances and space for good sized dining table.

Tenure

The property benefits from a long leasehold and the apartment owners of the building all own shares of the Ltd company that retain the freehold, with apartment 2 currently owning 33.3% of the shares in the freehold Ltd company. The maintenance is split 3 ways between the 3 flat owners and currently stands at £100 per month to cover general maintenance and gardening. The lease permits subletting and allows pets.



A particular feature to this property is the large drawing room with windows to the front and side.

Inner hall with built in storage cupboard.

3 very good sized double bedrooms. The master bedroom with en-suite shower room, the third bedroom incorporating a useful study area. Well appointed house bathroom with bath, wash basin with vanity unit, low flush WC and shower cupboard and modern tiling.

Basement/Storage

Outside

Single garage with power and a dedicated car parking space plus EV charger. A particular feature to the property are the delightful communal gardens.

Agent Notes

The property has undergone a recent modernisation scheme and works included:

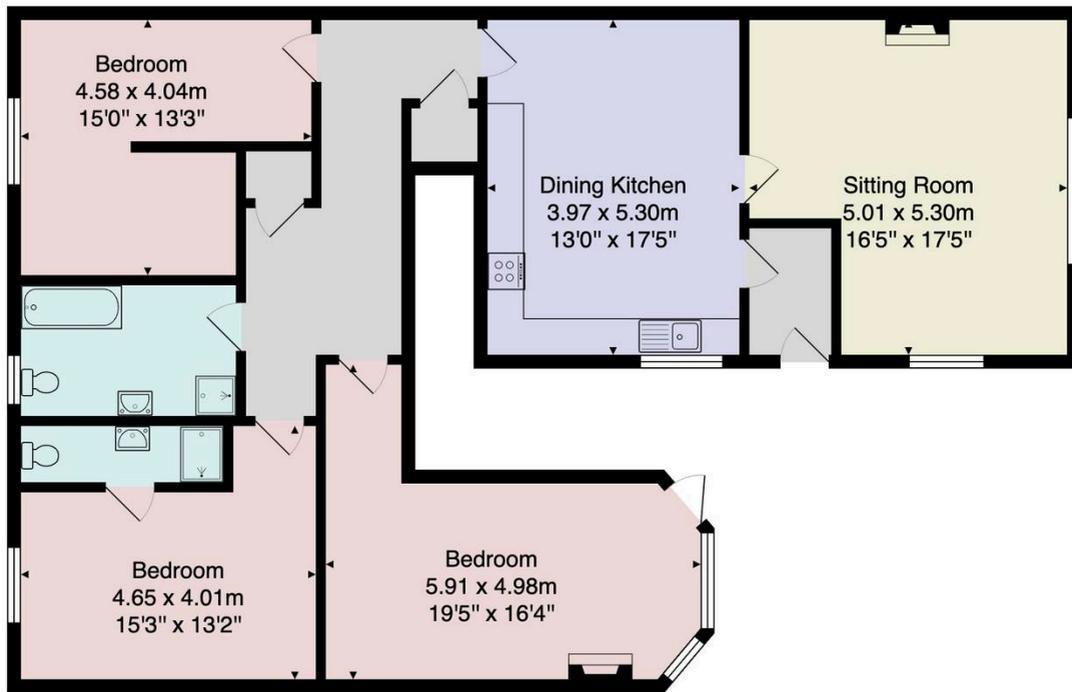
Remodelled and installed new bathroom and en suite (2021)

New Kitchen (2022)

New Consumer Unit and power installed in the garage (with mini consumer unit) and EV charger

New windows (partial) and a new front door.





Total Area: 128.2 m² ... 1380 ft²

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.

