



11 Harlow Oval Court, Harlow Oval, Harrogate, HG2 0DT

£400,000

Guide Price



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A beautifully presented third-floor three-bedroom chain-free apartment featuring a large south-facing balcony with attractive outlook, plus the advantage of a newly refurbished lift, in this delightful and peaceful position on the quieter and more desirable south side of Harrogate.

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This impressive apartment is presented to a high standard and reveals generous accommodation with stylish kitchen and bathroom fittings, together with a large living space and a balcony. The property is situated in a convenient location on the south side of Harrogate, within easy walking distance of a range of excellent amenities along Cold Bath Road and just a short distance from the town centre. A 15-minute walk will get you to the English Heritage Grade 2 listed gardens that are Valley Gardens or the famous Harrogate Stray.

This area of Harrogate is well connected with easy access to public transport and major road links, making it an ideal Property for both commuters and those who enjoy the best that Harrogate has to offer.







## **COMMUNAL ENTRANCE**

With security entry-phone system. Providing access to a grand and particularly well-appointed entrance foyer.

## **THIRD FLOOR**

### **SITTING / DINING ROOM**

A stunning open-plan living space with attractive outlook and access to the large south-facing balcony. Space for sitting and dining areas and feature fireplace.

### **KITCHEN**

A modern fitted kitchen with a range of stylish units with electric hob, integrated oven, integrated fridge, freezer, dishwasher and microwave.

### **UTILITY**

Providing useful storage space with space and plumbing for washing machine.

### **BEDROOM 1**

A large double bedroom with fitted wardrobes and glazed sliding door leading to the balcony.

### **BEDROOM 2**

A double bedroom with dual aspect.

### **BEDROOM 3**

A further bedroom or study. Fitted wardrobes.

### **BATHROOM**

A white modern suite, comprising WC, washbasin set within a vanity unit and bath. Tiled walls and floor. Heated towel rail.

### **SHOWER ROOM**

A modern white suite comprising WC, washbasin set within a vanity unit and shower. Tiled walls and floor. Heated towel rail.

### **OUTSIDE**

The property stands within well-maintained communal grounds and has residents' and visitors' parking spaces.

### **GARAGE**

The apartment has the benefit of a single garage with light, power and electric door, situated at the front of the building.

### **TENURE**

The property is long leasehold having an original lease of 999 years.

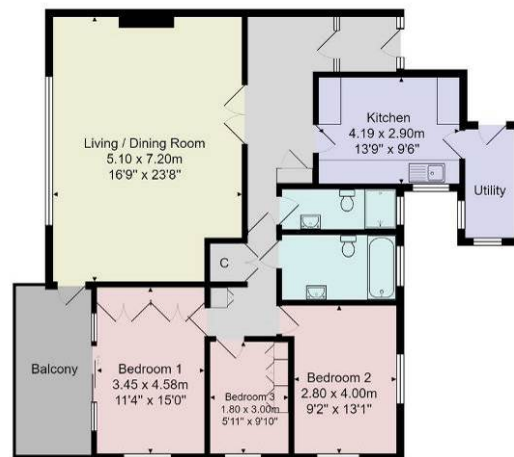
The service charge is currently £300pcm.

The freehold of the property is owned by Harlow Oval Court Management company, which is jointly owned by the apartment owners.

Subletting / renting is not permitted within the building.

Pets are not permitted.





Total Area: 111.5 m<sup>2</sup> ... 1200 ft<sup>2</sup> (excluding balcony)  
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