



Flat 5, 30a Commercial Street, Harrogate, HG1 1AX

£82,500

For 50% Shared Ownership

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 5, 30a Commercial Street, Harrogate, HG1 1AX

A light and spacious and well-presented two-double bedroomed first-floor purpose-built apartment forming part of this popular, well-maintained development within the centre of Harrogate. This excellent apartment has been appointed to an excellent standard, with gas central heating, double glazing, and modern kitchen and bathroom fittings. Central Harrogate location, with all of the town's amenities on the doorstep.

GROUND FLOOR

Security-controlled entrance leads to -

SHARED ENTRANCE HALL

With stairs leading to the upper floors.

FIRST FLOOR

External walkway leading to PRIVATE FRONT DOOR.

PRIVATE ENTRANCE HALL

Fitted storage cupboard 1.4m x 0.6m fitted with shelves and hanging rail.

OPEN-PLAN LIVING / DINING KITCHEN

(5.9m x 4.8m) Plus double-glazed bay window (1.9m x 1m) with window seat/storage offering views up and down Commercial Street and further double-glazed window to front. Two central heating radiators. Modern fitted base cupboards / drawers with work surfaces above having inset sink, tiled splashbacks and matching full height wall-mounted units. Built-in gas hob with electric oven below and modern angled extractor hood above. Integrated full-size dishwasher.

UTILITY ROOM

(2m x 1.4m) Fitted with storage cupboards. Plumbing for Washer and Dryer. Extractor fan and central heating radiator

BEDROOM 1

(4.8m x 2.75m) Double-glazed windows to rear and central heating radiator. Fitted wardrobe with sliding mirror-fronted doors.

OUTSIDE

The development has communal gardens to the rear for the benefit of all the residents.

Internal bike storage for residents. Car parking on street

TENURE

Long Leasehold having an original term of 99 years from 2003. The monthly service charge is understood to be £85, to include maintenance of the building and grounds, sinking fund and insurance. Rent is payable for the 50% retained by Leeds Federated Housing Association.

Council Tax Band - B

Agent's Note

Broadband - excellent options available including fibre

Rent (payable on unsold 50%) - £369.36

Buildings Insurance - £3.46

Service Charge - £36.88

Sinking Fund - £48.81

Total - £458.54

Boiler has been replaced since the EPC was done in 2014

Fitted with Tado Smart thermostat



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.

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