



**1 Arthington Court, East Parade, Harrogate, HG1 5LH**

**£125,000**

# 1 Arthington Court, East Parade, Harrogate, North Yorkshire,

A well-presented one-bedroom ground-floor retirement apartment, with private door leading to the communal gardens. The apartment forms part of a popular retirement development in the heart of Harrogate, within easy level walking distance of the town's amenities. Arthington Court has the advantage of a lift, and residents have the benefit of excellent communal facilities which include a residents' lounge, laundry and well-maintained and attractive gardens. An early inspection of this super apartment is strongly recommended. Offered for sale with no onward chain.

## GROUND FLOOR

### RECEPTION HALL

With large fitted storage cupboard housing the hot - water cylinder.

### SITTING / DINING ROOM

A large reception room with window and glazed door which provides direct access to the communal gardens. Space for sitting and dining areas with fireplace with an electric fire. Glazed double doors lead to the kitchen.

### KITCHEN

With modern fitted wall and base units. Electric hob with extractor hood above and integrated electric oven. Space for a fridge / freezer. Window to front.

### BEDROOM

A double bedroom with window to front and fitted wardrobes.

### BATHROOM

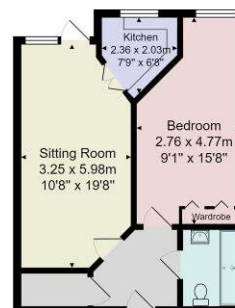
A modern white suite with WC, washbasin set within a vanity unit, large walk-in shower.

### OUTSIDE

The development stands within its own grounds with attractive communal gardens to the rear. The apartment has the benefit of direct access from the apartment to the communal gardens. An adjacent car park provides parking for residents and visitors.

**Tenure** - Leasehold

**Council Tax Band** - C



Total Area: 43.8 m<sup>2</sup> ... 472 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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