



Flat 6 Gavins Court, Whincup Close, Knaresborough, HG5 0JJ

£120,000

Flat 6 Gavins Court, Whincup Close, Knaresborough, HG5 0JJ

A well-presented one-bedroom first-floor apartment with an allocated parking space and a double tandem garage, situated in this most convenient location, just a stone's throw from Knaresborough town centre.

This super apartment provides modern, well-presented accommodation comprising a double bedroom and bathroom together with a sitting room and modern kitchen.

Gavin's Court is situated in a quiet yet extremely convenient location being just a moment's walk from the centre of Knaresborough town centre, which has a range of excellent amenities. Offered for sale with no onward chain.





FIRST FLOOR

RECEPTION HALL

With fitted storage cupboard.

SITTING ROOM

A reception room with window to front.

KITCHEN

With a range of modern wall and base units with electric hob and oven and space for appliances. Window to front.

BEDROOM

A double bedroom with window to front.



BATHROOM

A white modern suite with WC, washbasin, and bath with shower above. Heated towel rail.

OUTSIDE

The property has an allocated parking space as well as a **DOUBLE TANDEM GARAGE**.

AGENT'S NOTE

We have been verbally informed of the following information by the vendor.

The property is understood to be Leasehold, with an original term of 999 years.

The service charge is £92 per calendar month. This includes ground rent, buildings insurance, communal maintenance and repairs.

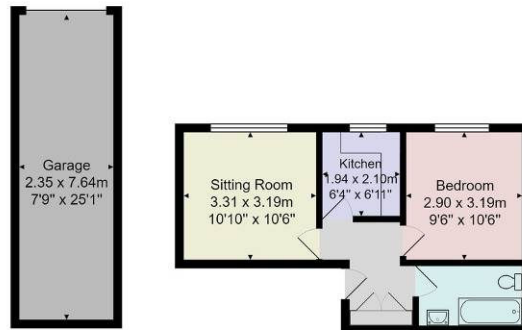
Letting the property is permitted.

Pets are not permitted.



Council Tax Band - B





Total Area: 34.2 m² ... 368 ft² (excluding garage)
 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.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

| Energy Efficiency Rating | | Environmental (CO ₂) Impact Rating | |
|--------------------------|-----------|------------------------------------------------|-----------|
| Current | Potential | Current | Potential |
| 66 | 78 | 76 | 78 |

Energy Efficiency Rating: 66 (Current), 78 (Potential)
 Environmental (CO₂) Impact Rating: 76 (Current), 78 (Potential)

England & Wales EU Directive 2002/91/EC
 England & Wales EU Directive 2002/91/EC