



5 Grayston Court, Brunswick Drive, Harrogate, North Yorkshire, HG1 2PZ

£225,000

Offers Over

5 Grayston Court, Brunswick Drive, Harrogate, North Yorkshire, HG1 2PZ

A beautifully presented two-bedroom second-floor apartment providing spacious accommodation, with the advantage of a south-facing balcony and garage.

The accommodation comprises well-appointed accommodation comprising a sitting and dining room, together with a modern fitted kitchen. There are two double bedrooms and a modern shower room.

This super property is situated in a peaceful location, within easy walking distance of the Valley Gardens and Harrogate town centre.





SECOND FLOOR

SITTING ROOM

A spacious reception room with wall-mounted electric fire, windows to rear and front and a glazed door leads to a **PRIVATE BALCONY**.

KITCHEN

With a range of modern wall and base units with electric hob and oven. Fridge / freezer, tumble dryer and integrated washing machine.

BEDROOM 1

A double bedroom with windows to rear. Fitted wardrobes.

BEDROOM 2

A further double bedroom with windows to rear.

SHOWER ROOM

A modern white suite with WC, washbasin and large walk-in shower. Heated towel rail, fully tiled walls and floor and window to front.

OUTSIDE

The property has the advantage of a private balcony which is accessed via a glazed door from the sitting room. There are communal gardens for the use of all residents and there is a **SINGLE GARAGE**.

AGENT'S NOTE

The property is understood to be long leasehold having an original 999-year lease from 2004.

The flat owners have one share each of the management company.

The management company owns the freehold of the property.

The service charge is £140 per calendar month?

Subletting is permitted.

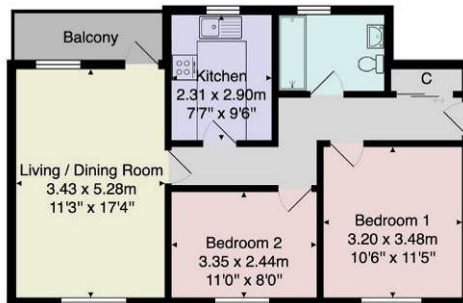
No cats or dogs allowed.

Please note that the above information has been provided by the owner of the property in good faith, but we advise the buyers solicitors to seek clarification on these points through the conveyancing process.

Tenure - Leasehold

Council Tax Band - C





Total Area: 60.6 m² ... 652 ft² (excluding balcony)
 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

