



VERITY
FREARSON

4 WINDSOR COURT, CAVENDISH AVENUE, HARROGATE, HG2 8HX

OFFERS OVER £650,000

4 WINDSOR COURT, CAVENDISH AVENUE,

Harrogate, HG2 8HX

A very spacious three-bedroom first-floor apartment providing impressive accommodation extending to approximately 1,800 square feet, with stunning outlook over the adjoining Harrogate Stray.

This super apartment provides accommodation comprising large sitting and dining room, dining kitchen, three double bedrooms including a master bedroom with en-suite bathroom and dressing room, together with a shower room. A particular feature of the property is the large balcony which enjoys uninterrupted views over the famous Harrogate Stray. The building stands within attractive and well-maintained communal grounds, with lawned garden, residents' and visitors' parking and a private garage.

Windsor Court is situated in a desirable position on Cavendish Avenue, adjoining the Stray and just a few minutes' level walk from Harrogate town centre.



Sitting Room · Kitchen

3 Bedrooms · En-Suite · Shower Room

Off-Road Parking And Visitor Parking · Single Garage · Communal Gardens · Large Private Balcony







ACCOMMODATION

FIRST FLOOR

SITTING ROOM

A stunning open-plan sitting and dining area providing large and flexible accommodation which is bright and airy with window to side and glazed sliding doors overlooking the Stray and leading to a private balcony.

KITCHEN

With a range of fitted wall and base units with electric hob and integrated double oven, and space for appliances. Windows to side and rear. Space for a large dining table.

BEDROOM 1

A double bedroom with windows overlooking the communal gardens and Stray beyond. Fitted wardrobes. Large dressing room with fitted wardrobes.

EN-SUITE SHOWER ROOM

With a white suite comprising WC, washbasin and bath with shower above. Heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes and window to rear.

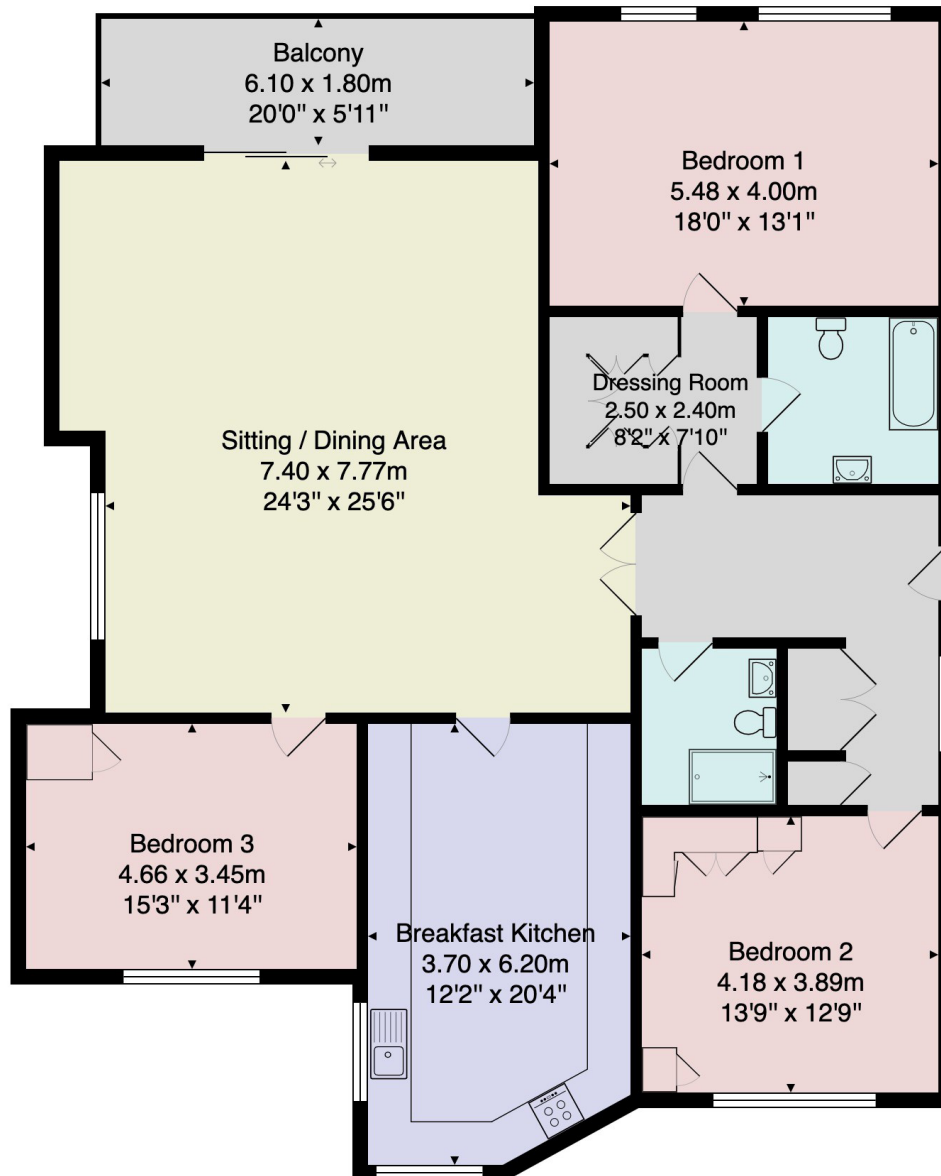
BEDROOM 3

A double bedroom with fitted wardrobes and window to rear.

SHOWER ROOM

With WC, washbasin and shower. Heated towel rail.

FLOOR PLAN



Total Area: 167.6 m² ... 1804 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.
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Outside

The property stands within attractive and well-maintained communal gardens with beautiful lawned garden adjoining the Stray. There are ample residents' and visitors' parking spaces and the apartment has the advantage of a single garage. A large private balcony is accessed from the sitting room, from which one can enjoy uninterrupted views of the adjoining Stray.

Agent's Note

The property is understood to be long leasehold having an original 999-year lease from 1976.

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

The management company owns the freehold of the property.

The service charge is £2,500 pa paid in two instalments.

The flats can be sub let.

Note that the above information has been provided by the owner of the property in good faith but we advise the buyer's solicitors to seek clarification on these points through the conveyancing process.

Services

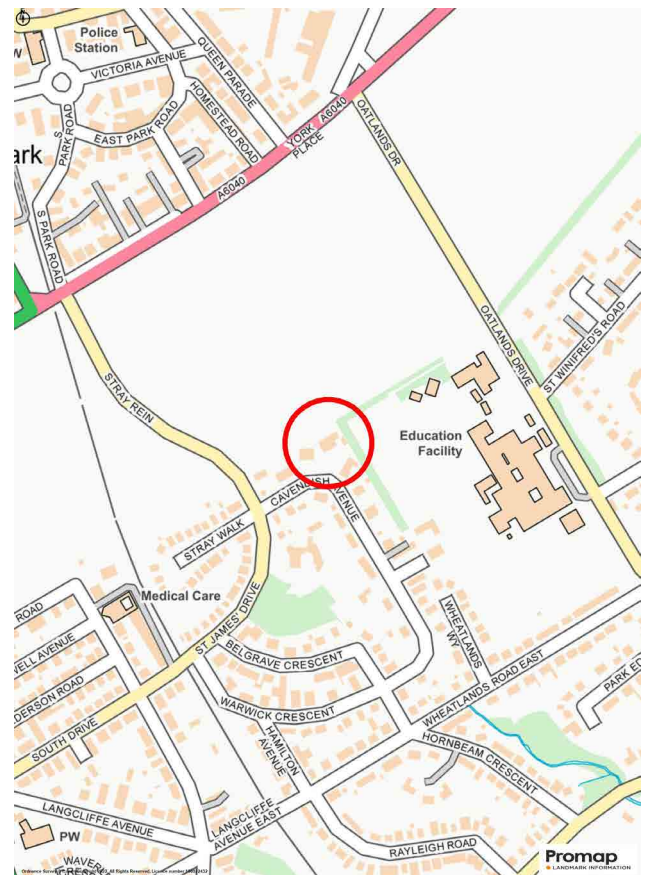
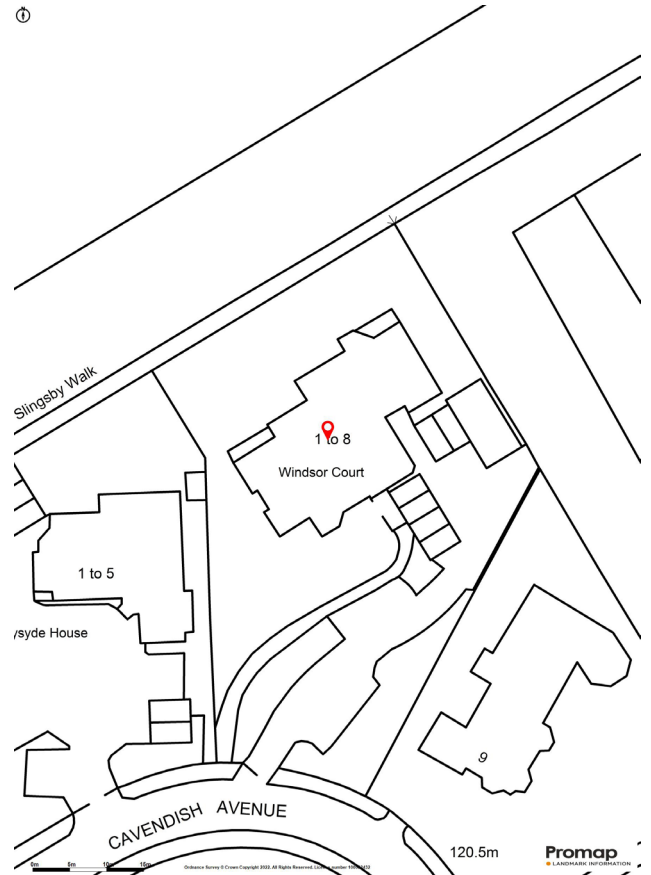
All mains services connected.

Tenure

Leasehold

Council Tax Band - F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	71	80
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Harrogate

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