



VERITY
FREARSON

APARTMENT 3 APPLE COURT, WOOD VIEW, HARROGATE, HG1 2LQ

OFFERS OVER £650,000

APARTMENT 3 APPLE COURT, WOOD VIEW,

Harrogate, HGI 2LQ

A fantastic opportunity to purchase this stylish and very spacious duplex apartment extending to nearly 1,700 square feet, being one of just four very spacious apartments in this sought-after position close to the town centre and within the prestigious Duchy estate.

The property reveals high-quality accommodation including a stunning open-plan dining kitchen with modern fittings and island, a large reception room with attractive outlook to the rear of the building, plus three bedrooms and two modern bathrooms. The apartment has been appointed to a very high standard and an early inspection is strongly recommended. Apple Court stands within attractive and well-kept communal gardens, which are for the use of all residents. There is a garage which provides off-road parking, plus a further additional parking space.

The property is situated in this superb position within the sought-after Duchy estate, and just a few minutes' walk from Harrogate town centre.

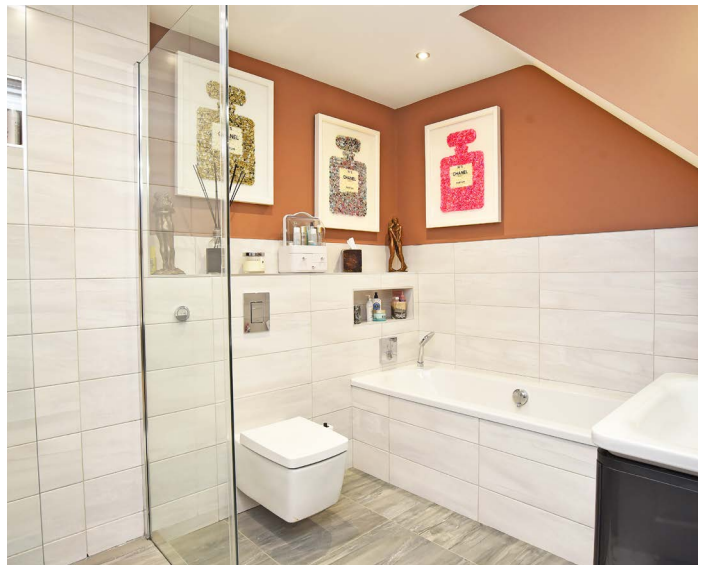


Sitting Room · Dining Kitchen · Utility Room

3 Bedrooms · 2 Bathrooms

Parking Space · Single Garage · Communal Lawned Garden







ACCOMMODATION

FIRST FLOOR

SITTING ROOM

A spacious reception room with windows to rear and attractive fireplace with living-flame gas fire.

DINING KITCHEN

With a spacious dining area, tiled flooring and windows to side and rear. There is a stylish fitted kitchen with a range of quality wall and base units with worktop, island and breakfast bar. Induction hob, integrated oven, microwave and warming drawer. Integrated fridge / freezer and dishwasher.

UTILITY

Providing a useful storage space with plumbing for washing machine.

BEDROOM 2

A large double bedroom with windows to front and fitted wardrobes.

BEDROOM 3

A further bedroom with window to front and fitted wardrobe.

BATHROOM

A modern white suite with WC, basin set within vanity unit, bath and large walk-in shower. Heated towel rail and tiled walls and floor.

FIRST FLOOR

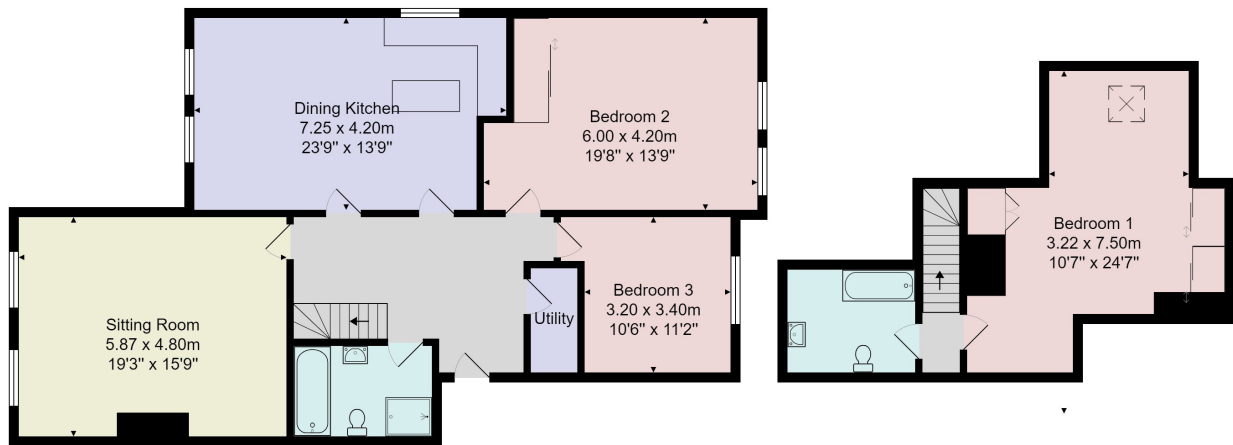
BEDROOM 1

A large double bedroom with fitted wardrobe and skylight window.

BATHROOM

A modern white suite with WC, washbasin set within a vanity unit and free-standing bath. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Total Area: 156.6 m² ... 1685 ft²

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 has the advantage of a single garage and parking space. Residents have the use of the attractive and well maintained communal lawned garden is situated at the front and side of the property.

Agent's Note

The property is long leasehold having an original term of 999 years.

The freehold of the property is owned by the management company which in turn is owned by the four flat owners within the building.

Subletting is permitted.

Short term lets are not permitted.

One small pet is allowed.

The service charge is £150 pcm.

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.

Windows and Doors

The current owners have ordered and paid for new hardwood sash windows to be installed in the near future so the flat will be sold with the benefit of newly fitted high-quality windows throughout and a new front door.

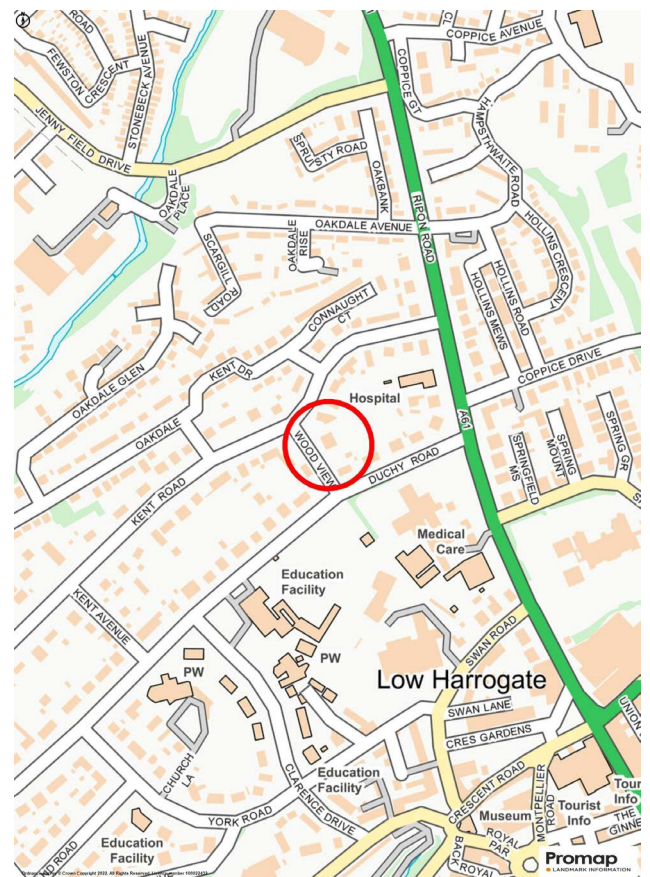
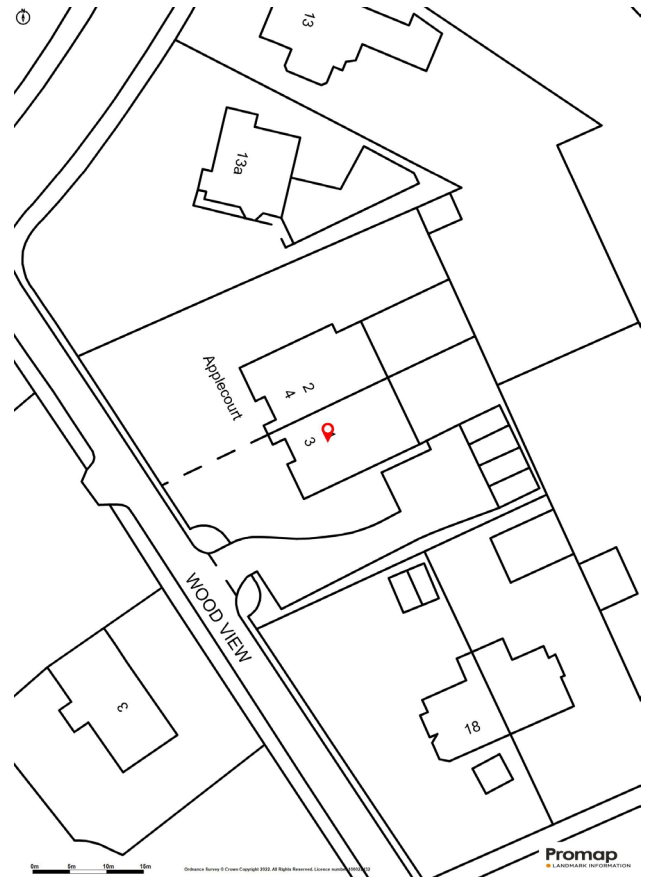
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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(81-91) B			
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Harrogate

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