



25 Esplanade Court, St Mary's Walk, Harrogate, HG2 0LW

£425,000

Offers Over

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A spacious two-bedroom seventh-floor apartment with balcony and garage, enjoying a delightful position with an attractive outlook over the adjoining Stray.

The apartment comprises generous accommodation, now in need of some cosmetic updating, with lift access and includes a large sitting and dining room which has windows and glazed doors leading to the balcony which looks towards the Stray. There is also a kitchen, two double bedrooms, modern bathroom and additional WC.

The property stands within attractive and well-maintained communal gardens which are for the use of all residents, and the apartment has the benefit of a private balcony and garage. The property is situated in this delightful position overlooking the Stray within a few moments' walk of a range of excellent amenities and Harrogate town centre. Offered for sale with no onward chain.





SEVENTH FLOOR RECEPTION HALL

With fitted wardrobes and cupboard.

SITTING / DINING ROOM

A spacious reception room with sitting and dining area, bay window to side and glazed doors leading to a private balcony overlooking the Stray.

KITCHEN

With a range of fitted wall and base units with electric hob, oven and space and plumbing for appliances.

BEDROOM 1

A double bedroom with window to front overlooking the Stray. Fitted wardrobes.

BEDROOM 2

A further double bedroom with window to rear and fitted wardrobes.

BATHROOM

White suite with WC, washbasin set within a vanity unit and bath with shower above. Heated towel rail and window.

CLOAKROOM

With WC and washbasin.

OUTSIDE

The property stands with an attractive and well-maintained communal grounds. The apartment has use of the residents parking area and has a single garage.

AGENT'S NOTE

The property is leasehold having a 999-year lease from 1979.

Pets are permitted.

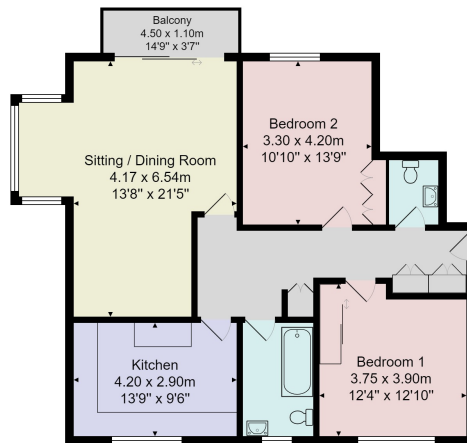
Subletting is permitted although short-term holiday lights are not permitted.

The ground rent is understood to be £66 per annum and the service charge is currently £656.20 per quarter.

Tenure - Leasehold

Council Tax Band - E





Total Area: 92.4 m² ... 994 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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