



102 Victoria Court, East Park Road, Harrogate, HG1 5QX

**£75,000**

# 102 Victoria Court, East Park Road, Harrogate, HG1 5QX

A one-bedroom ground-floor apartment for the over-55s within this well-positioned and popular development between the Stray and town centre. The spacious and well-presented accommodation offers well-appointed accommodation and benefits from a modern kitchen and bathroom, spacious living room and double bedroom with electric heating and uPVC sealed-unit double glazing. It also has an alarm system to contact the live-in manager during working hours and a specialist call centre at other times. The apartment is situated in this quiet position within the building yet is very convenient for the town centre, which is just a short level walk away. No onward sales chain.

## GROUND FLOOR

### COMMUNAL ENTRANCE

With security entry-phone system, storage cupboards, lift and stairwell to the upper floors.

### ENTRANCE HALL

Large storage cupboard with fitted shelving and hot-water cylinder.

### SITTING ROOM

A spacious reception room and dining space with window overlooking the gardens.

### KITCHEN

A modern fitted kitchen with wall and base units, work surfaces and tiled splashbacks. Electric hob and space for an oven and fridge/freezer and plumbing for washing machine.

### BEDROOM

A double bedroom with window and fitted wardrobes.

### BATHROOM

Modern white suite comprising WC, washbasin and shower.

### OUTSIDE

There are well-maintained communal gardens and two residents' car parks.

## TENURE

Leasehold. The service charge is currently approximately £215pcm

## AGENT'S NOTE

Victoria Court is a retirement development for the over-55s. The building has the benefit of a resident estate manager (with optional daily 24-emergency helpline with pull cords in the apartment), additional storage areas, residents' lounge areas, communal drying room, bin store, rubbish chute and guest bedroom with en-suite facilities.



Total Area: 44.5 m<sup>2</sup> ... 479 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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