



**6 Oak Tree Lodge, Harlow Manor Park, Harrogate, HG2 0QH**

**£135,000**

CHAIN FREE

## 6 Oak Tree Lodge, Harlow Manor Park, Harrogate, HG2 0QH

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A beautifully presented one-bedroom ground-floor apartment with modern electric radiators and pleasant aspects, forming part of a popular development for the over-55s, with ample visitor and residents' parking. Chain free.

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The property has the benefit of a community alarm service and modern video-entry system.

Situated in a highly convenient location, well served by excellent amenities of Cold Bath Road and within easy walking distance of the Valley Gardens and the Stray. An internal inspection is strongly recommended. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **RECEPTION HALL**

With large storage cupboard.

### **SITTING ROOM**

A spacious reception room with electric fire and windows to the front.

### **KITCHEN**

With a range of modern units, granite worktop with integrated fridge / freezer, dishwasher and washing machine. Electric hob and oven.

### **BEDROOM**

A double bedroom.

### **SHOWER ROOM**

A modern white suite with a WC, washbasin and large shower. Heated towel rail.

### **OUTSIDE**

The development stands in its own grounds, with immaculately presented gardens for the benefit of all the residents with ample residents' and visitor parking.

### **COMMUNAL FACILITIES**

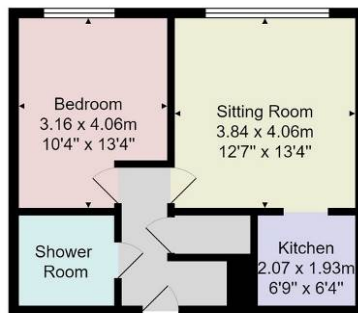
There is a beautifully presented residents' lounge on the second floor. On the ground floor is a storeroom housing the waste and recycling bins.

### **TENURE**

The tenure of the property is understood to be Long Leasehold with an original term of 150 years from 1990. The ground rent is believed to be £150 per annum and the service charge is believed to be approximately £350 per quarter, which covers buildings insurance, window cleaning, gardening and generous maintenance. Water and sewerage are believed to be approximately £37 per quarter. Sub-letting is not permitted. No pets allowed.

**Council Tax Band - D**





Total Area: 44.0 m<sup>2</sup> ... 474 ft<sup>2</sup>

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

Energy Efficiency Rating		Current	Potential
<small>Energy efficiency class (letter rating scale)</small>			
92-100	A		
81-91	B		
69-80	C		74
55-68	D		
39-54	E	45	
21-38	F		
1-20	G		
<small>Not energy efficient. Higher ratings cost less.</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epra.co.uk</small>			