



21 Arthington Court, East Parade, Harrogate, HG1 5LH

**£159,950**

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A well-presented two-bedroom first-floor retirement apartment forming part of a popular retirement development in the heart of Harrogate, within easy level walking distance of the town's amenities.

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Arthington Court has the advantage of a lift, and residents have the benefit of excellent communal facilities which include a residents' lounge, laundry and well-maintained and attractive gardens.

The accommodation comprises a large reception room together with two good-sized bedrooms, a modern kitchen and shower room. There is also a spacious reception hall with large storage cupboard. An early inspection of this super apartment is strongly recommended.





## **FIRST FLOOR**

### **RECEPTION HALL**

With large fitted storage cupboard.

### **SITTING ROOM**

A spacious reception room with sitting and dining areas. Feature fireplace and window to front.

### **KITCHEN**

With a range of modern wall and base units with electric hob and integrated oven and microwave. Integrated fridge and freezer. Window to front.

### **BEDROOM 1**

A large double bedroom with window and fitted wardrobes.

### **BEDROOM 2**

A further bedroom with window to front.

### **SHOWER ROOM**

A white suite with WC, washbasin set within a vanity unit and shower. Heated towel rail.

### **OUTSIDE**

The development stands within its own grounds with attractive communal gardens to the rear. An adjacent car park provides parking for residents and visitors.

### **TENURE**

The management company is First Port Estates and Management Ltd

There are 96 years remaining on lease

The annual ground rent is understood to be £575 pa (approx.)

The annual service charge is understood to be £4,104.24

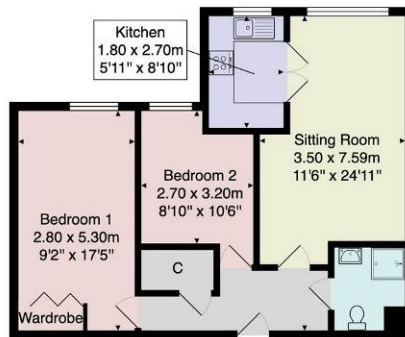
Payments are made twice yearly for both service charge and ground rent.

Subletting is allowed.

1 existing dog can be brought with a new purchaser but no new pets and no cats, this is subject to consent from the landlord which is chargeable.

**Council Tax Band - D**





Total Area: 60.2 m<sup>2</sup> ... 648 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.  
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## Verity Frearson

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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| <small>Most energy efficient - lowest running costs</small><br><small>(92-100)</small>    |  |                         |           |
| A   |  |                         |           |
| <small>Very good</small><br><small>(81-91)</small>  |  |                         |           |
| B   |  | 83                      | 84        |
| <small>Good</small><br><small>(69-80)</small>   |  |                         |           |
| C   |  |                         |           |
| <small>Fair</small><br><small>(55-68)</small>   |  |                         |           |
| D   |  |                         |           |
| <small>Below average</small><br><small>(39-54)</small>                                    |  |                         |           |
| E   |  |                         |           |
| <small>Low energy efficient - higher running costs</small><br><small>(21-38)</small>      |  |                         |           |
| F   |  |                         |           |
| <small>Very low energy efficient - highest running costs</small><br><small>(1-20)</small> |  |                         |           |
| G   |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
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