



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

£105,000

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A well-presented one-bedroom first-floor retirement apartment for the over-60s, forming part of a popular development in the heart of Harrogate, within easy level walking distance of the town's amenities. No onward chain.

GROUND FLOOR

Security-controlled entrance door leads to –

COMMUNAL RECEPTION HALL

With residents' lounge, development manager's office and communal laundry.

FIRST FLOOR

ENTRANCE HALL

With large storage cupboard housing hot-water cylinder.

SITTING ROOM

With windows to front and side. Fireplace with electric fire and electric storage heater.

KITCHEN

Range of wall and base units and work surfaces having inset stainless-steel sink and drainer. Hob with extractor hood above, integrated electric oven. Window to front.

BEDROOM

Window to front, electric storage heater and fitted wardrobes.

BATHROOM

Panelled bath with electric shower over, vanity unit with wash basin inset, low-flush WC. Part-tiled walls.

SERVICES

All mains services are connected to the property with the exception of gas.

OUTSIDE

The development stands in its own grounds with attractive communal gardens to the rear. Car park adjacent provides residents' and visitors' off-street parking.

Tenure – Leasehold

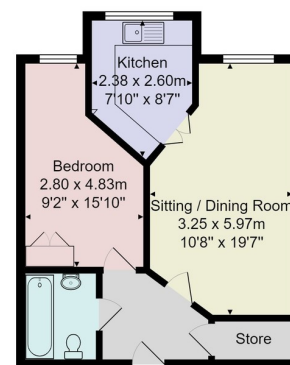
Service Charge – for a 1 bed is £2736.16 pa

Ground Rent £575 pa (approx.)

Payments are made twice yearly for both Service Charge and Ground Rent.

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 – C



Total Area: 47.0 m² ... 506 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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