



1 Langham Place, 21-27 Valley Drive, Harrogate, HG2 0JL

£300,000

Offers Over

1 Langham Place, 21-27 Valley Drive, Harrogate, HG2 0JL

A beautifully presented ground-floor apartment enjoying a superb outlook over the Valley Gardens with the benefit of off-road parking.

This spacious ground-floor apartment provides well-presented accommodation including an impressive open-plan living room and kitchen, which has high ceilings and a bay window overlooking the adjacent Valley Gardens. The modern kitchen has integrated appliances, and the apartment further benefits from two large double bedrooms, a house bathroom and ensuite shower room. Langham Place stands within well-maintained grounds and the apartment is accessed via an attractive communal hallway. The apartment has an allocated off-road parking space at the rear of the property. Electric heating.

The property is situated in this convenient location adjoining the Valley Gardens, just a few minutes' walk from all of Harrogate's excellent amenities as well as the parade of shops on Cold Bath Road.





GROUND FLOOR

RECEPTION HALL

A spacious reception hall with fitted storage cupboards and window to side. Space for potential study area.

SITTING ROOM

An impressive reception room with large bay window to front enjoying a superb outlook over the adjoining Valley Gardens, high ceilings and attractive cornicing. Fireplace with electric fire. Open plan to –

BREAKFAST KITCHEN

Having a range of modern wall and base units with granite work surfaces and breakfast bar. Electric hob with integrated oven and extractor above. Integrated, fridge, freezer and dishwasher.



BEDROOM 1

A large double bedroom with windows to rear.

EN-SUITE SHOWER ROOM

Modern white suite comprising low-level WC, washbasin and large walk-in shower. Window to side and heated towel rail.

BEDROOM 2

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



BATHROOM

A modern white suite comprising low-level WC, washbasin, and bath with shower above. Windows to rear and heated towel rail.

OUTSIDE

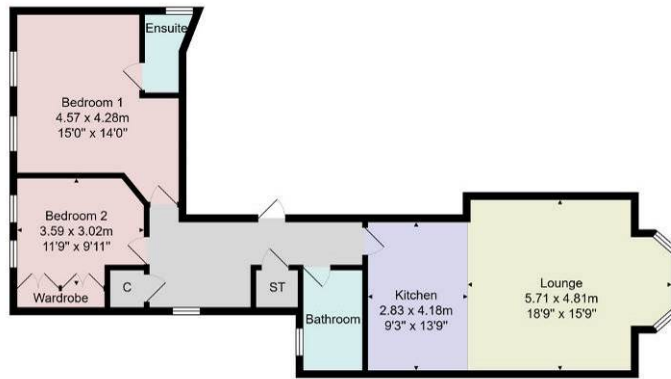
The building stands within attractive and well-maintained communal grounds. The apartment has the benefit of an allocated off-road parking space at the rear of the property.

Tenure – Share of Freehold

1 Langham Place is one of 14 leasehold apartments in this historic building. You will have the opportunity to be one of the Directors of the management committee and the leasehold has a remaining term of 977 years. Ground rent is not payable and the monthly management service fee to a third party company is £346. The freehold share is maintained by way of one share of a Limited company.



Council Tax Band - E



Total Area: 85.3 m² ... 918 ft²

All measurements are approximate and for display purposes only.
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