



Flat 2, 26 Rutland Drive, Harrogate, North Yorkshire, HG1 2NS

£350,000

Guide Price

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A stunning two / three-bedroom first-floor apartment comprising the entire first floor of a fine Duchy property.

This spacious and most interesting apartment offers well-appointed accommodation, in good order throughout, with stylish kitchen and modern bathroom, and has the benefit of gas central heating.

Situated in an excellent location in the favoured Duchy district of Harrogate, close to the Valley Gardens and within easy walking distance of the town centre. An internal inspection of this attractive apartment is strongly recommended.





FIRST FLOOR

SITTING ROOM / DINING ROOM

A large open-plan reception room with sitting and dining areas with windows to the front.

KITCHEN

With a range of modern fitted wall and base units with gas hob, double oven, integrated dishwasher, fridge / freezer and space for a washing machine.

BEDROOM 1

A large double bedroom with fitted wardrobes.

BEDROOM 2

A further double bedroom with fitted wardrobes.

BEDROOM 3 / STUDY

A further potential bedroom or useful workspace with window to side.

BATHROOM

A modern white suite with WC, washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor and heated towel rail.

OUTSIDE

The property has the advantage of a garage store and additional outdoor store.

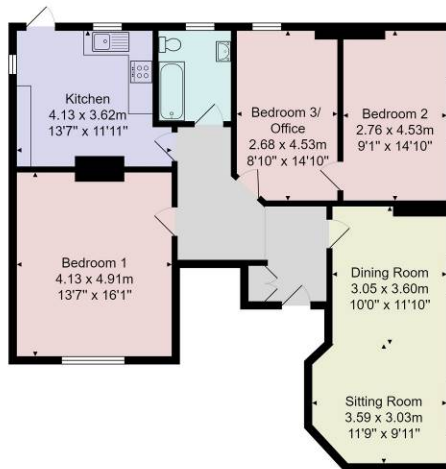
TENURE

Understood to be Long Leasehold, having an original term of 999 dating from approximately 1986. Maintenance costs of the building are shared equally between the three apartments. The freehold is owned by the management company, which in turn is owned by the owners of the three flats in the building. A service charge of approx £90pcm is paid currently by each flat and includes the buildings insurance. Subletting is permitted and pets are permitted.

The details of the Lease will need to be approved by the purchaser's legal advisor.

Council Tax Band - D





Total Area: 100.9 m² ... 1086 ft²

All measurements are approximate and for display purposes only.
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