



5 Eton Court, Roseville Avenue, Harrogate, HG1 4AB

£247,500

Guide Price

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This spacious, smartly presented two bedroom first floor apartment forms part of a desirable development within a short walk of the town centre and boasts a private parking space, list access to all floors and well manicured communal gardens.

Accessed via pleasant, secure entry communal areas, the apartment, offering 800 square feet of accommodation, opens into a hall with a useful storage cupboard.





ACCOMMODATION

With high ceilings throughout, the hall branches off onto an impressive open plan living room with stray views and modern fitted kitchen with granite worktops and integrated appliances. There is a space large enough to accommodate a dining table. The principal bedroom to the rear elevation benefits from having a modern en-suite shower room. Bedroom two is also a good sized double and is served by a fully tiled bathroom with an over-bath shower.

OUTSIDE

The apartment enjoys the use of the delightful communal gardens. The car park and allocated space are securely located behind electric gates. There is also the added benefit of a useful cellar storage lockup and a communal area for bikes.

AGENTS NOTE

The apartment could be attractive to a first time buyer, those looking for a second home or an investment property as there is the potential to short or long term rent.

978 years remaining on the lease.

Lease commenced 1st January 2003.

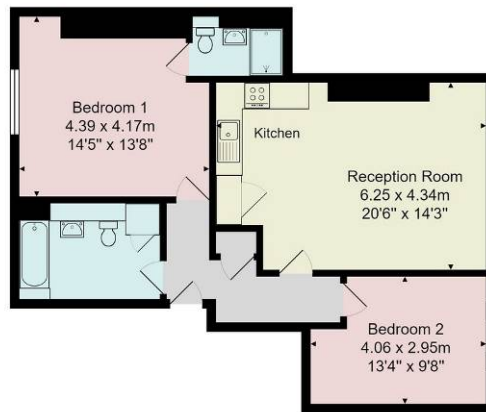
£642 per quarter = £2568pa Service Charge

DIRECTIONS

From the Empress roundabout proceed along the A59 Knaresborough Road and take the third left turn into Roseville Avenue. Turn left again into Roseville Avenue where access to Eton Court can be found on the left hand side.

Tenure - Leasehold

Council Tax Band - D



Total Area: 74.6 m² ... 803 ft²

All measurements are approximate and for display purposes only.

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