



2 Rutland Court, Rutland Drive, Harrogate, HG1 2NU

£440,000

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A beautifully presented and very spacious two-bedroomed ground-floor apartment with direct access to the communal garden and a single garage and is situated in this prime Harrogate position within the Duchy estate.

The generous accommodation is presented to a high standard and has the benefit of a modern kitchen, two bathrooms, two large bedrooms, spacious sitting room and utility and has the benefit of private front and rear doors plus direct access to a private south-facing terrace to the front.

Rutland Court enjoys a quiet and pleasant setting on the Duchy estate, close to the famous Valley Gardens and only one mile from all of Harrogate's amenities. Available with no onward chain, an early internal inspection is strongly recommended.





GROUND FLOOR

Private front door leads to –

PRIVATE ENTRANCE HALL

Double-glazed window to front and central heating radiator. Very large fitted cloaks cupboard.

SITTING / DINING ROOM

A very spacious reception room with radiator, window to front and glazed door to the front leads to the terrace. Large fitted study area.

KITCHEN

With a range of modern fitted wall and base units, granite work surfaces and island. Halogen hob with extractor hood above, integrated electric oven, microwave and dishwasher. Radiator and window to rear.

UTILITY

Further range of wall and base units and sink. Plumbing for a washing machine and tumble dryer. American-style fridge / freezer.

INNER HALL

With doors leading to the bedrooms and bathrooms. Large storage cupboard.

BEDROOM 1

Window to front and radiator. Large range of fitted wardrobes.

EN-SUITE SHOWER ROOM

A modern white suite with low-flush WC, basin set within a vanity unit and large walk-in shower. Radiator.

BEDROOM 2

A further double bedroom, radiator and fitted wardrobes. Window to rear.

BATHROOM

A modern white suite with low-flush WC, basin fitted within a vanity unit, bath, fitted cupboards and radiator.

OUTSIDE

Rutland Court stands in its own grounds with well maintained communal gardens for the use of all residents.

SINGLE GARAGE (17'10 x 8'6)

to the rear in a suite of garages, with up-and-over door, power and light.

TENURE

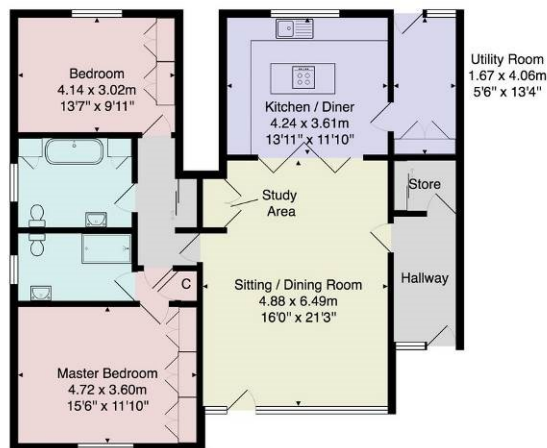
Long Leasehold having an original term of 999 years from approximately 1964. There is no monthly service charge. Costs covered as and when and split 6 ways between the 6 flats in the building. Ground rent is approximately £12 per annum and there is a Buildings Insurance contribution of approximately £519.05 per annum. Sub-letting is permitted. The details of the Lease will need to be approved by the purchaser's legal advisers.

AGENTS NOTE

The property has the benefit of a security alarm system.

Tenure - Leasehold

Council Tax Band - E



Total Area: 114.3 m² ... 1230 ft²

All measurements are approximate and for display purposes only.

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