



Flat 4, 83 East Parade, Harrogate, North Yorkshire, HG1 5LP

**£159,950**

# Flat 4, 83 East Parade, Harrogate, North Yorkshire, HG1 5LP

A modern, well-presented two double-bedroomed second-floor apartment in this popular area close to local amenities, the town centre and the famous Harrogate Stray.

## SECOND FLOOR ENTRANCE HALL

With intercom and two built-in storage areas.

## LIVING ROOM

14' 0" x 11' 1" widening to 13'9" (4.27m x 3.38m)  
A good-sized living room.

## KITCHEN

10' 0" x 8' 3" (3.05m x 2.51m)  
White units with stainless steel sink, central heating radiator and appliances including free-standing gas cooker, fridge and washing machine.

## BEDROOM 1

12' 6" x 10' 7" (3.81m x 3.23m)  
A double bedroom with built-in wardrobes.

## BEDROOM 2

12' 1" x 8' 0" (3.68m x 2.44m)  
A further double bedroom with built-in wardrobes and dressing table.

## HOUSE BATHROOM

A modern white bathroom suite consisting of low-flush WC, pedestal washbasin and bath with shower attachment.

## OUTSIDE

External storage area ideal for bicycles. One allocated parking space to the rear.

## AGENT'S NOTE

The apartment benefits from a new boiler.

## TENURE

The apartment benefits from a new boiler.

Managed by Morley's.

Service Charge is £90 pcm.

Regarding the lease, it was 999 years as of January 1st, 2001.

The owner of each flat has a 10% share of the Freehold. There are 10 flats all-in-all between 81 and 83 East Parade. They're known collectively as Richmond Villas. Morley's manage & maintain the property as a whole and it is to them the £90/month is paid.

Airbnb is not allowed.

Pets are not allowed.

## COUNCIL TAX BAND - A

## Verity Frearson

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