



9 Oak Tree Lodge, Harlow Manor Park, Harrogate, HG2 0QH

£149,500

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A well-presented, purpose-built two-bedroomed ground-floor apartment with the advantage of storage heaters, enjoying an attractive position within the development overlooking the communal gardens, forming part of a popular development for the over-55s. Chain free.

The spacious accommodation comprised a superb open-plan living room and kitchen, two bedrooms and a brand new modern shower room. There is also a large cupboard providing useful storage space.

The property is situated in a highly convenient location, well served by excellent amenities of Cold Bath Road and within easy walking distance of the Valley Gardens and the Stray. An internal inspection is strongly recommended.





GROUND FLOOR

RECEPTION HALL

With a large fitted cupboard/potential utility area.

LIVING ROOM/KITCHEN

An impressive open plan living area and kitchen. The living room has an electric fire and window overlooking the gardens. The kitchen comprises a modern range or wall and base units with worktop and breakfast bar. Electric hob, double oven and space for appliances.

KITCHEN

With a range of wall and base units with electric hob and oven and space for appliances. Window to side. Washing machine, fridge freezer and oven are all included in sale. Please note the kitchen has also recently been altered to provide more space for a breakfast bar.

BEDROOM 1

A double bedroom with window to rear. Fitted wardrobes.

BEDROOM 2

A further bedroom with fitted wardrobes.

SHOWER ROOM

A brand new modern suite with WC, basin and large shower. Heated towel rail. Tiled walls. Plumbing for a washing machine.

OUTSIDE

The development stands in its own grounds, with immaculately presented gardens for the benefit of all the residents with ample residents' and visitor parking.

FACILITIES

There is a beautifully presented residents' lounge on the second floor. On the ground floor is a storeroom housing the waste and recycling bins. The property has the advantage of lift access.

TENURE

The tenure of the property is understood to be Long Leasehold. The ground rent is believed to be £150 per annum and the service charge is believed to be approximately £465 per quarter, which covers buildings insurance, window cleaning, gardening and generous maintenance. Water and sewerage is believed to be approximately £75 per quarter. Sub-letting is not permitted. No pets allowed.

Upon the sale of the property the seller must pay 1% of the Purchase price back to the Management Company which contributes towards the Sinking Fund for every year you have lived there.

AGENTS NOTE

New flooring and carpets have been put throughout the flat, with the exception of the lounge and a completely new bathroom suite has also been fitted.

Tenure - Leasehold

Council Tax Band - D





Total Area: 56.8 m² ... 612 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

