



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

£350,000

Guide Price

3 Rutland Court, Rutland Drive, Harrogate, North Yorkshire,

A spacious three-bedroom duplex apartment with direct access to a private balcony with a single garage, situated in this prime Harrogate position within the Duchy estate.

The generous accommodation is arranged over the first and second floor of this purpose-built property and has a dining kitchen, large sitting room with access to a private balcony, WC and utility room, with three bedrooms and a bathroom on the top floor. Rutland Court stands within attractive and well-maintained communal gardens and grounds and the property has the advantage of a single garage.

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.





FIRST FLOOR

SITTING ROOM

A spacious reception room with a large window to the front and glazed door leading to a private balcony.

DINING KITCHEN

With dining area and a kitchen comprising a range of fitted wall and base units with gas hob, double oven and integrated fridge.

UTILITY ROOM

With space and plumbing for washing machine and appliances. Fitted cupboards. Combination boiler.

CLOAKROOM

With WC and washbasin.

SECOND FLOOR

BEDROOMS

There are three good-sized bedrooms, each with fitted wardrobes.

BATHROOM

With WC, washbasin set with a vanity unit, and bath with shower above. Heated towel rail.

OUTSIDE

The property has a private balcony which is accessed via a glazed door from the sitting room. Rutland Court stands within attractive communal gardens and grounds for the use of all residents. The apartment has a single garage.

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 and a contribution to the gardener of £49 pcm.

Subletting is permitted.

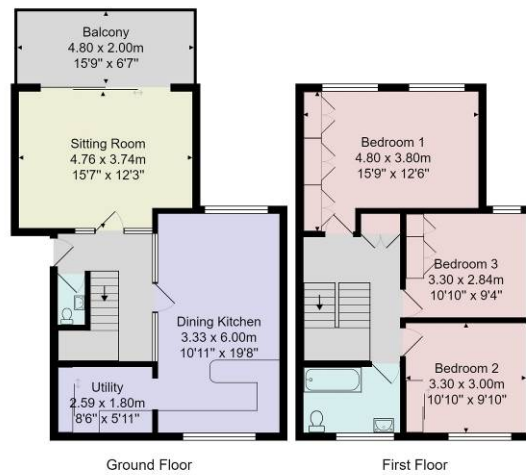
The details of the Lease will need to be approved by the purchaser's legal advisers.

AGENT'S NOTE

The access to the apartment is from the rear of the building.

Council Tax Band - E





Total Area: 105.6 m² ... 1136 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.
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