



42 Arthington Court, East Parade, Harrogate, HG1 5LH

£95,000

Guide Price

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A well-presented one-bedroom second-floor retirement apartment with lift access, situated in this popular town centre position.

The apartment has modern kitchen and bathroom fittings and forms part of a popular retirement development in the heart of Harrogate, within easy level walking distance of the town's amenities.

Arthington Court has the advantage of a lift, and residents have the benefit of excellent communal facilities which include a residents' lounge, laundry and well-maintained and attractive gardens. An early inspection of this super apartment is strongly recommended. Offered for sale with no onward chain.





RECEPTION HALL

With large fitted storage cupboard.

SITTING ROOM

A spacious reception room with fireplace with electric fire and window.

KITCHEN

A modern fitted kitchen with a range of wall and base units with electric hob and oven. Integrated fridge and freezer.

BEDROOM

A double bedroom with window and fitted wardrobes.

BATHROOM

A modern white suite comprising WC, basin, set within a vanity unit and shower.

OUTSIDE

The development stands within its own grounds with attractive communal gardens to the rear. An adjacent car park provides parking for residents and visitors.

TENURE

Service Charge - £2736.16 pa

Ground Rent £575 pa (approx.)

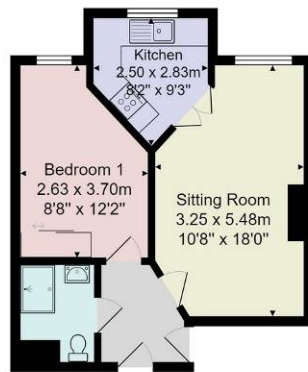
Payments are made twice yearly for both Service Charge and Ground Rent.

1 existing dog can be brought with a new purchaser but no new pets and no cats, this is subject to consent from the landlord which is chargeable.

Tenure - Leasehold

Council Tax Band - C





Total Area: 40.1 m² ... 432 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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