



19 Hereford Court, Hereford Road, Harrogate, HG1 2PX

£215,000

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A well-presented two-bedroom second-floor apartment situated within this popular development with lift access, being close to the Valley Gardens and within the sought-after Duchy estate.

The apartment occupies a quiet, elevated, sunny position with a pleasant aspect to the front. The spacious accommodation provides generous, living space with a large reception room and dining kitchen in addition to two double bedrooms, shower room and separate WC.

The apartment stands within attractive and well-maintained communal gardens and has the benefit of a double tandem garage. The famous Valley Gardens are close by, and the many varied amenities of Harrogate town centre are within easy walking distance.





SECOND FLOOR RECEPTION HALL

A large reception hall with fitted cupboards and automatic lighting.

SITTING ROOM

A spacious, bright and airy reception room with windows to two sides. Space for sitting and dining areas.

KITCHEN

With a range of fitted wall and base unit with gas hob and oven and space for appliances.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A further double bedroom.

SHOWER ROOM

With washbasin and shower. Heated towel rails. Cupboard housing the boiler.

SEPARATE WC

With WC and washbasin.

OUTSIDE

The apartment has the benefit of a double tandem garage with electrically operated up-and-over door. Hereford Court stands within its own immaculately maintained gardens and grounds and visitors' parking area, which are for the benefit of all residents.

TENURE

The property is understood to be long leasehold, having an original term of 999 years.

The service charge is £215 pcm.

The ground rent is £30 pa.

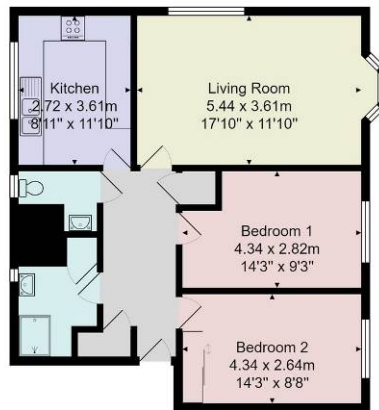
Subletting is not permitted.

Pets are not permitted.

Tenure - Leasehold

Council Tax Band - D





Total Area: 74.1 m² ... 797 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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Energy Efficiency Rating		Current	Potential
<small>Best energy efficiency - lowest running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
<small>Worst energy efficiency - highest running costs</small>			
		69	81
England & Wales		EU Directive 2002/91/EC	
www.epra.co.uk			