



Flat 5, 8 Garden Mews, Harlow Oval, Harrogate, HG2 0FD

£250,000

Guide Price

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A fantastic opportunity to purchase a spacious and very well-presented two-bedroom purpose-built apartment.

This impressive apartment is situated on the second floor and enjoys stunning, far-reaching views over Harrogate and beyond. The accommodation is appointed to a high standard and includes a spacious open-plan kitchen and living area with Juliette balcony, two double bedrooms, en-suite facilities, modern bathroom and storage / utility space. The property also has the advantage of allocated off-street parking and the use of visitor parking spaces.

Garden Mews is situated just off Harlow Oval, a popular address due to its close proximity to shops and services on Cold Bath Road, excellent schools, the Valley Gardens as well as the Stray and Harrogate town centre. Offered for sale with no onward chain.





SECOND FLOOR

RECEPTION HALL

A spacious reception hall with fitted cupboards, one of which has plumbing for a washing machine.

SITTING ROOM

A spacious reception room with sitting and dining areas with bay window and glazed doors leading to a Juliet balcony. Open plan to the kitchen.

KITCHEN

With a range of modern fitted wall and base units with integrated appliances, including a gas hob, electric oven, microwave, fridge / freezer and dishwasher.

BEDROOM 1

A double bedroom.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower.

BEDROOM 2

A further double bedroom.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

OUTSIDE

The property has an allocated car parking space and use of visitor parking spaces.

AGENT'S NOTE

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

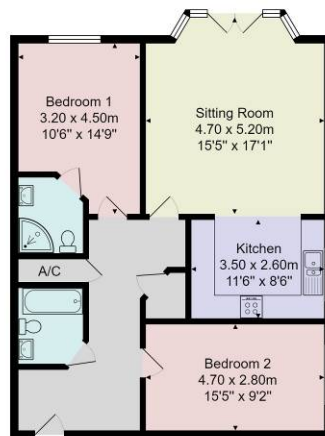
The service charge is currently £1290 per annum. The property is managed by the 16th flat-owners in the two buildings, that form part of the development of the ground rent of £191.44 per annum is payable to the freeholder.

Subletting is permitted.

Pets are permitted.

Council Tax Band - D





Total Area: 84.3 m² ... 907 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

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
<small>low energy efficient - lower running costs</small> <small>(92+)</small>			
A			
B			
C			
D			
E			
F			
G			
<small>low energy efficient - higher running costs</small> <small>(1-20)</small>			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			