



7 Springfield Court, Springfield Avenue, Harrogate, HG1 2HR

£420,000

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A stunning two-bedroom first-floor apartment with car parking space and basement storeroom, forming part of this new sought-after development within the heart of Harrogate town centre.

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This impressive, modern apartment provides high-quality accommodation comprising a superb open-plan living area and kitchen with glazed doors leading to a private balcony. There are two good-sized double bedrooms, each with fitted wardrobes, and an en-suite bathroom. There is also a cloakroom with WC and utility cupboard. The property is appointed to a high standard with modern fittings and decoration throughout and the benefit of a Wi-Fi enabled heating system.

This excellent apartment occupies a bright and airy position within this popular gated development, which is situated in the heart of Harrogate town centre, within a few minutes' walk of the town's many varied amenities and the railway station. Offered for sale with no onward chain.





## FIRST FLOOR

### RECEPTION HALL

A spacious reception hall with fitted cloaks cupboard and utility cupboard with space and plumbing for a washing machine (Bosch Washer Dryer included in the sale).

### LIVING KITCHEN

A stunning open-plan living space with full-height windows and glazed doors leading to a private balcony. Spacious sitting and dining areas and a modern kitchen which comprises a range of stylish wall and base units, splashbacks with back-lighting, quartz worktops, island, and breakfast bar. Induction hob, double oven, integrated fridge / freezer and dishwasher. Pantry cupboard and internal bin.

### CLOAKROOM

With WC and washbasin set within a vanity unit. Tiled walls and floor.

### BEDROOM 1

A large double bedroom with fitted wardrobe.

### EN-SUITE BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit and bath with shower above. Tiled walls and floor with under-floor heating and heated towel rail.

### BEDROOM 2

A double bedroom with fitted wardrobes.

### EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin set with a vanity unit and large shower. Tiled walls and floor with under-floor heating and heated towel rail.

### OUTSIDE

Glazed doors from the apartment lead to a private balcony which provides an excellent outdoor entertaining area. The apartment has the benefit of an allocated car parking space. In the basement there is a private lockable store which provides useful additional storage space.

### AGENT'S NOTE

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

The service charge is £250 per quarter.

The ground rent is £250 per annum.

Subletting (renting) is permitted.

Short term lets / holiday lets are not permitted.

Pets are permitted.

Please note the above information has been provided by the owners in good faith but buyers are advised to have their legal advisors check the details of the lease prior to purchase.

**Tenure** - Leasehold

**Council Tax Band** - D



Total Area: 91.6 m<sup>2</sup> / 986 ft<sup>2</sup> (excluding balcony, basement store)  
 All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower heating costs	A		
Energy efficient - lower heating costs	B		
Decent energy efficiency - lower heating costs	C		
Some energy efficiency - lower heating costs	D		
Low energy efficiency - higher heating costs	E		
Very low energy efficiency - higher heating costs	F		
Very poor energy efficiency - higher heating costs	G		

England & Wales EU Directive 2002/91/EC  
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