



8 Slingsby Court, Cavendish Avenue, Harrogate, HG2 8HX

£220,000



## 8 Slingsby Court, Cavendish Avenue, Harrogate, HG2 8HX

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An impressive Strayside one-bedroomed apartment forming part of this exclusive development of just nine apartments with lift and security entry-system, with stunning outlook over the adjoining Stray.

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This excellent apartment offers well-appointed accommodation, with a large double bedroom, bathroom, well-equipped kitchen and reception room, all main rooms having windows with panoramic views over the Stray.

The apartment is located in a prime and quiet residential position to the favoured south side of the town, within easy walking distance of the town centre, directly overlooking Harrogate Stray and enjoying attractive views across the communal gardens.





## **GROUND FLOOR**

### **COMMUNAL ENTRANCE**

A welcoming entrance with stairs and lift to the upper floors.

## **SECOND FLOOR**

### **ENTRANCE HALL**

A spacious reception hall with airing cupboard with fitted shelving providing a useful storage space. Burglar alarm system.

### **SITTING ROOM**

A spacious reception room with window having a stunning elevated outlook over the adjoining Harrogate Stray.

### **KITCHEN**

A well-equipped kitchen with a range of wall and base units. Electric hob with extractor above, integrated electric oven, fridge / freezer and washer / dryer. Window overlooking the Stray.

### **BEDROOM**

A large double bedroom with window overlooking the Stray. Fitted wardrobes with further storage above.

### **BATHROOM**

With low-flush WC, washbasin and bath with shower above. Tiled walls.

## **OUTSIDE**

The property stands within attractive grounds, and all residents have use of the attractive lawned gardens which adjoin the Stray.

## **TENURE**

Long Leasehold, having the remainder of a 999-year Lease which dates from 1993.

The apartment has a share of the Freehold. Service charge is £ ?? per quarter, which includes all building maintenance, gardening, cleaning of communal areas and window cleaning.

No pets allowed.

Subletting is permitted.

**Council Tax Band - D**





Total Area: 57.1 m<sup>2</sup> ... 615 ft<sup>2</sup>

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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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		