



17 Cecil Court, 107 Valley Drive, Harrogate, HG2 0JR

£230,000

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A beautifully presented raised ground-floor apartment enjoying a superb outlook over the Valley Gardens.

This spacious apartment provides well-presented accommodation including an impressive open-plan living room and kitchen with a window overlooking the adjacent Valley Gardens. The modern kitchen has integrated appliances, and the apartment further benefits from two large bedrooms, a house bathroom and en-suite shower room.

The property is situated in this convenient location adjoining the Valley Gardens, just a few minutes' walk from all of Harrogate's excellent amenities as well as the parade of shops on Cold Bath Road. The property briefly comprises particularly spacious living / dining space with open plan kitchen, master bed with en-suite and house bathroom.





GROUND FLOOR

Steps from the front street lead to –

COMMUNAL ENTRANCE HALL

With security entry system. Private entrance door leading to:

ENTRANCE HALL

With doors off to other rooms.

LIVING SPACE/KITCHEN

A well-presented room with views over the Valley Gardens. With fitted kitchen with integrated appliances and spacious living space.

MASTER BEDROOM

A well-presented double bedroom with wardrobe and door leading to:

EN-SUITE BATHROOM

Fitted with a suite comprising bath with hand-held shower over, washbasin and WC.

BEDROOM 2

A further double bedroom.

HOUSE SHOWER ROOM

Fitted with a suite comprising corner shower cubicle, washbasin and WC.

OUTSIDE

Parking available on street. Residents' parking permit available via Harrogate Borough Council.

AGENT'S NOTE

The property is long leasehold, having an original lease of 125 years from 2003.

The service charge is approx. £1,371 per annum

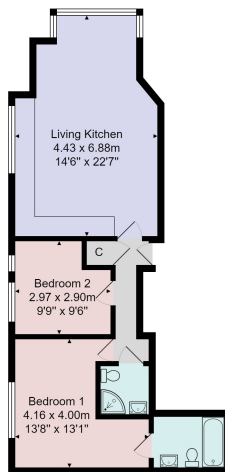
The ground rent is £200 per annum

Pets are permitted

Subletting (renting) is permitted.

Council Tax Band - D





Total Area: 59.5 m² ... 640 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>		62	74
<small>Not energy efficient - higher running costs</small>			
England & Wales			
<small>EU Directive 2002/91/EC</small>			
<small>www.epc.org.uk</small>			