



19 Howard Court, 25 Rutland Drive, Harrogate, HG1 2PB

£235,000

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A beautifully presented two-bedroom first-floor apartment with single garage and balcony, situated in the desirable Duchy area of Harrogate and close to the Valley Gardens.

This excellent apartment, which was completely renovated in 2018, offers spacious and recently modernised accommodation with the benefit of modern kitchen and bathroom fittings, two double bedrooms, and spacious living areas with a private balcony and delightful aspect over the communal gardens.

The property forms part of his popular purpose-built development and is within walking distance of Harrogate town centre and associated amenities. Offered for sale with no onward chain.





FIRST FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with space for sitting and dining areas. Feature fireplace and glazed door leading to a private balcony.

KITCHEN

A modern fitted kitchen with a range of stylish wall and base unit with electric hob, double oven, integrated fridge / freezer, washer / dryer and dishwasher.

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further good-sized bedroom.

SHOWER ROOM

A modern white suite comprising WC, washbasin set atop a vanity unit and shower.

OUTSIDE

Howard Court stands within its own attractive grounds with well-maintained gardens for the benefit of all residents. The apartment also has the benefit of a **SINGLE GARAGE**.

AGENT'S NOTE

The property is understood to be leasehold with 951 years remaining on the lease.

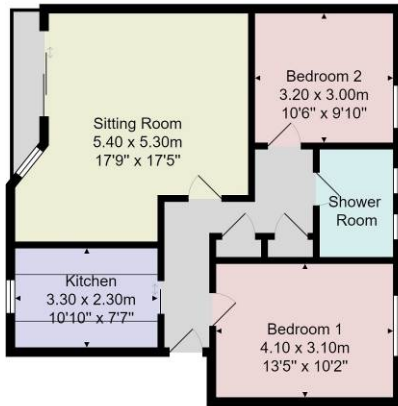
Subletting is permitted with permission of the management company.

The service charge is understood to be approximately £1,580 per annum.

Council Tax Band - C

EPC: C





Total Area: 70.0 m² ... 753 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.
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Energy Efficiency Rating		Current
Very energy efficient - lower running costs		
(92+)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	