



1 Park Place, Park Parade, Harrogate, North Yorkshire, HG1 5NS

£158,000

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A superb one-bedroomed ground-floor apartment offering well-appointed accommodation with modern, good-quality kitchen and bathroom fittings.

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Park Place is a popular development of purpose-built apartments, adjacent to Harrogate's famous Stray and within easy level walking distance of the town centre. This superb apartment also has the distinct benefit of a single garage.





## **GROUND FLOOR COMMUNAL ENTRANCE HALL**

### **PRIVATE FRONT DOOR LEADS TO - PRIVATE ENTRANCE HALL**

### **SITTING ROOM WITH KITCHEN**

With double-glazed windows to side and oak flooring with electric under-floor heating. Modern kitchen fittings incorporating induction hob, split-level oven with microwave adjacent plus integrated fridge / freezer.

### **BEDROOM**

With double-glazed windows to rear and side. Fitted wardrobe with airing cupboard adjacent housing hot-water cylinder.

### **EN-SUITE SHOWER ROOM**

Fitted with a modern suite comprising, low flush WC, designer wash and separate shower cubicle. Fully tiled walls and double-glazed window to rear.

### **OUTSIDE**

The apartment has the benefit of a SINGLE GARAGE (lettered M). There is also a small lockable storage room on the ground floor of the apartment block (No 119).

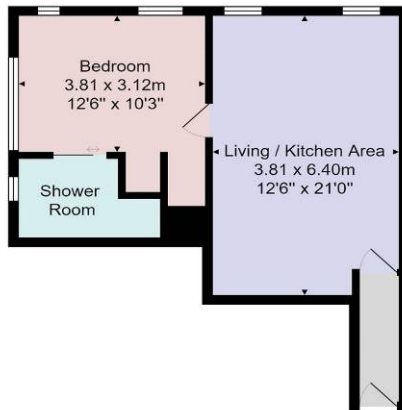
### **Tenure - Leasehold**

Service Charge £948 + £890 Per annual service charge includes water rates, building insurance, resident caretaker, communal areas.

Lease - The lease has 984 years left from 1st. January 2024. Peppercorn rent.

### **Council Tax Band - A**





Total Area: 46.5 m<sup>2</sup> ... 501 ft<sup>2</sup>

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 running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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