



10 Cavendish Gardens, 17 Cavendish Avenue, Harrogate, HG2 8HY

£395,000

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A beautifully presented and well maintained 2/3 bed roomed bungalow with allocated parking space and private garden, forming part of his high-quality retirement development on Cavendish Avenue.

This impressive property provides generous and flexible accommodation with a sitting room, modern well equipped kitchen, bedroom with ensuite shower room, modern bathroom, and a dining room with glazed doors leading to the private garden. A private lift provides access to the first floor room which has potential to be used as a second bedroom or additional reception room if required. As well as access to the attractive communal gardens, the bungalow also has a large private paved garden which is accessed via glazed patio doors from the apartment. There is also an allocated car parking space.

Cavendish Gardens is an exclusive over 55s retirement development, situated in one of the most sought after district of Harrogate, close to the Stray and less than a mile from the town centre.





SITTING ROOM

A spacious reception room with attractive fireplace and glazed doors to the front leading to the communal garden.

KITCHEN

With a range of stylish fitted wall and base units with electric hob, integrated oven, microwave, fridge, dishwasher, freezer and washing machine.

BEDROOM 1

A large double bedroom with fitted wardrobes and ensuite.

ENSUITE

A white suite comprising WC, basin set within a vanity unit and large shower. Tiled walls and floor.

BATHROOM

A white suite comprising WC, basin set within a vanity unit and bath with shower fitting. Tiled walls and floor.

DINING/BEDROOM

A further reception room with patio doors, leading to the private patio garden to rear. Fitted cupboard.

FIRST FLOOR

BEDROOM 2

A further large double bedroom accessed via a lift. Potential to use as additional reception room if required. Access to eaves storage space.

WC

Ensuite WC with basin.

OUTSIDE

The property has the benefit of a private allocated parking space. To the rear of the bungalow there is a private patio garden with open aspect over the adjoining school fields. Residents also have use of the attractive and well-maintained communal gardens within the development.

AGENTS NOTE

Residents must be 55 years old or older.

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

Service charge is approximately £160 per month. This includes buildings, insurance, maintenance of the communal grounds and maintenance of the outside of the building. Window cleaning is also included.

Residents of the building have access to the communal facilities within the development which includes use of an ensuite guest bedroom and access to the communal lounge.

The property can be let subject with a minimum period of one year.

Council Tax Band - E





Total Area: 137.2 m² ... 1477 ft²
All measurements are approximate and for display purposes only.
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