



Flat 6, 8 Windsor court, Clarence Drive, Harrogate, HG1 2PE

£270,000

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A beautifully presented and stylish two bedroomed second-floor apartment, forming part of this prestigious modern development next to the Valley Gardens and within easy walking distance of Harrogate town centre.

This high-quality apartment provide generous accommodation, comprising a stunning open plan living area and kitchen, two bedrooms, modern shower room, and ensuite bathroom. The apartment stands with an attractive and well-maintained grounds and it has the benefit of an allocated car parking space.

Windsor Court is a prestigious modern development, situated in the heart of Harrogate town centre, adjacent to the famous Valley Gardens, and with a huge range of excellent amenities within easy walking distance. Offered for sale with no onward chain.





SECOND FLOOR

LIVING AREA AND KITCHEN

An impressive open plan living space with sitting and dining areas and a modern fitted kitchen with a range of stylish wall and base units with worktops, integrated electric hob, oven and appliances.

BEDROOM 1

A good sized double bedroom with fitted wardrobes.

ENSUITE BATHROOM

A modern white suite comprising WC, basin and bath with shower above. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A further good sized bedroom with fitted wardrobes.

SHOWER ROOM

A white modern suite comprising WC, basin and walk in shower. Tiled walls and floor. Heated towel rail.

OUTSIDE

The property stands with an attractive and well maintained grounds and the apartment has the benefit of an allocated parking space.

AGENTS NOTE

The property is long leasehold, having a 999 year lease from 2015. The annual service charge is £1525 per annum. A ground rent of £350 is also payable per annum.

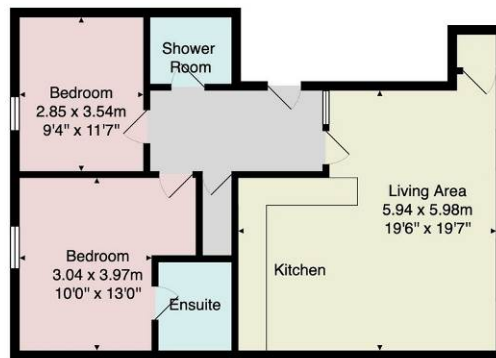
The grounds are fully maintained as part of the service charge.

The electric gates are open Monday to Friday and remain open during the day but closed at night. A fob is required to enter and exit with your vehicle when the gates are closed during weekends and evenings.

Tenure - Leasehold

Council Tax Band - E





Total Area: 74.9 m² ... 806 ft²

All measurements are approximate and for display purposes only.

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