



119 Oak Lodge, Victoria Avenue, Harrogate, HG1 5PX

£150,000

Offers Over

## 119 Oak Lodge, Victoria Avenue, Harrogate, HG1 5PX

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A spacious two-bedroom second-floor apartment with allocated car parking space, situated within this popular development in the heart of Harrogate town centre.

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This superb apartment provides generous accommodation with a large reception room, kitchen, two bedrooms and a bathroom. The apartment has generous storage provisions with various fitted cupboards. The property now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements. Oak Lodge stands with attractive communal grounds and the apartment has the benefit of an allocated car parking space within the secure under-croft parking area.

The apartment is situated in a most convenient town centre location within a few minutes level walk of the railway station and the town's excellent amenities and shops.





## **SECOND FLOOR RECEPTION HALL**

With fitted cupboard and storage space.

## **SITTING / DINING ROOM**

A large reception room with sitting and dining areas. Windows to three sides and a large fitted cupboard.

## **BATHROOM**

With WC, washbasin and bath with shower fitting above.

## **OUTSIDE**

The building stands with an attractive communal grounds and gardens. There is an underground car park and the apartment has the benefit of an allocated car parking space.

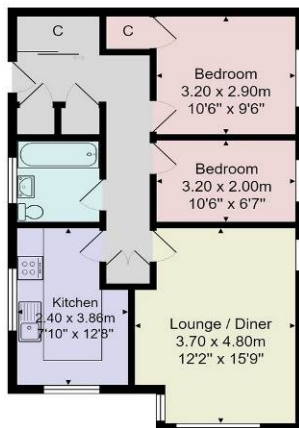
## **AGENT'S NOTE**

The property is understood to be long leasehold, having an original lease length of 999 years from 1982. The service charge is £140 per calendar month. The service charge includes water, gardening, window, cleaning and communal area cleaning, as well as the buildings insurance. Pets and subletting/renting the apartment are not permitted.

**Council Tax Band - C**

**EPC - F**





Total Area: 61.1 m<sup>2</sup> ... 658 ft<sup>2</sup>

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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