



18 Hereford Court, Hereford Road, Harrogate, HG1 2PX

£200,000

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A two-bedroom first-floor apartment forming part of this popular development with lift access, situated within the popular and desirable Duchy area of Harrogate, which is close to the Valley Gardens and Harrogate town centre.

The apartment occupies a quiet, elevated position with pleasant aspect to the front. The accommodation comprises a spacious reception hall which leads to the large sitting / dining room, kitchen, two double bedrooms, bathroom and separate WC. The apartment now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements.

Hereford Court stands within attractive and well-maintained communal gardens and has the benefit of a garage and use of the visitor parking area. The famous Valley Gardens are close by and the many varied amenities of Harrogate town centre within easy walking distance.





FIRST FLOOR

SITTING ROOM

A spacious reception room with bay window.

KITCHEN

With fitted units and space for appliances.

BEDROOM 1

A large double bedroom.

BEDROOM 2

A double bedroom with fitted wardrobes.

BATHROOM

With washbasin and bath with shower above. Fitted cupboard.

SEPARATE WC

WC and washbasin.

OUTSIDE

The apartment has the benefit of a single garage. Hereford Court stands within its own immaculately maintained gardens and grounds which are for the benefit of all residents.

AGENT'S NOTE

The property is understood to be long leasehold, having an original term of 999 years.

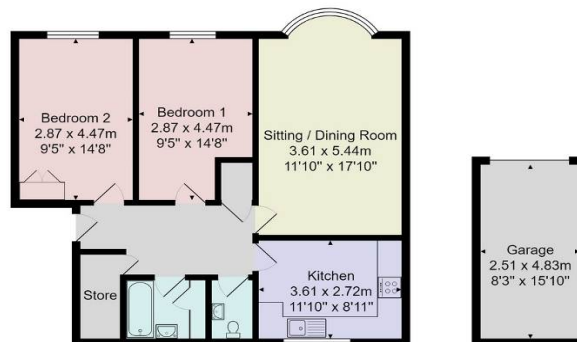
The service charge is £219 per calendar month.

The ground rent is £30 per annum.

Subletting is not permitted.

Council Tax Band - D





Total Area: 75.4 m² ... 812 ft² (excluding garage)
All measurements are approximate and for display purposes only.
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