



Flat 9 North Eastern Chambers, 1 Station Square, Harrogate, HG1 1SY

£48,000

Shared Ownership

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A fantastic opportunity to purchase this very well-presented shared ownership apartment, situated in this desirable location in the heart of Harrogate.

This beautifully presented apartment comprises an impressive open-plan living area and kitchen, together with a double bedroom, modern bathroom and large storage cupboard.

The property is located in the heart of Harrogate town centre, just a stone's throw from the railway station and the many varied amenities of Harrogate, which include a selection of shops, bars and restaurants on the doorstep.





SECOND FLOOR RECEPTION HALL

With a large fitted storage cupboard.

LIVING KITCHEN

A spacious open-plan living space with sitting and dining areas. The kitchen comprises a range of modern fitted units with electric hob, double oven, fridge / freezer and space and plumbing for washing machine.

BEDROOM

A large double bedroom.

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

OUTSIDE

Parking is on-street.

AGENTS NOTE

The apartment is a shared ownership property. The Housing Association is Sanctuary Housing.

The apartment is long leasehold.

Buyers of the property must be first-time buyers.

The following charges are applicable

£162.05 rent

£113.80 service charge.

Sanctuary Housing requires buyers to meet the following requirements.

1. The buyer is in need of accommodation.
2. The buyer's income is sufficient to purchase the property and is adequate to meet its future outgoings.
3. The buyer must not own another property
4. The buyer must meet any local connection/S106 requirements (if applicable)

Tenure - Leasehold

Council Tax Band - A



Total Area: 47.1 m² ... 507 ft²

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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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epra.com			