



**Apartment 6, 6 Windsor Court, Clarence Drive, Harrogate, HG1 2PE**

**£300,000**



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

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A beautifully presented and stylish two-bedroom 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 provides generous accommodation comprising a stunning open-plan living area and kitchen, two bedrooms, modern shower room, and en-suite bathroom. The apartment stands with an attractive, well-maintained grounds and 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**

A stunning open-plan living space with sitting and dining areas, enjoying an attractive outlook to the rear of the building towards York Road. The kitchen comprises a range of stylish, modern fitted units with electric hob, integrated oven, integrated fridge / freezer and dishwasher.

### **BEDROOM ONE**

A large double bedroom with fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

A white modern suite comprising WC, washbasin and shower. Tiled walls and floor with under-floor heating. Heated towel rail.

### **BEDROOM 2**

A further double bedroom with fitted wardrobes.

### **BATHROOM**

A white modern suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor with under-floor heating. Heated towel rail.

### **UTILITY CUPBOARD**

With space and plumbing for washing machine.

### **OUTSIDE**

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

### **AGENT'S NOTE**

The property is long leasehold, having an original term of 999 years. The annual service charge is currently £1,670 per annum. The ground rent is £350 per annum.

The grounds are 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.

Subletting/renting is permitted.

Pets are permitted (one dog only).

The property forms part of a private gated community and also benefits from a lift which like the grounds is maintained through the service charge.

**Council Tax Band - E**





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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		
(55-68)	D		
(39-54)	E	55	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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