



Flat 7, 75 East Parade, Harrogate, North Yorkshire, HG1 5LP

£150,000

Offers Over

## Flat 7, 75 East Parade, Harrogate, North Yorkshire, HG1 5LP

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A beautifully presented two-bedroom apartment with private entrance, situated in this most convenient location in the heart of Harrogate town centre.

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This newly refurbished apartment provides generous accommodation comprising a stunning open-plan living area and kitchen, together with two good-sized bedrooms and a modern bathroom.

This lower-ground-floor apartment is situated in a prime central position, within easy walking distance of Harrogate town centre where there is an excellent array of amenities, and the railway station is within a few minutes' walk.





### **LIVING ROOM / KITCHEN**

A stunning open plan living area and kitchen with an attractive sitting room and modern fitted kitchen comprising a range of wall and base units with electric hob, integrated oven and space for appliances.

### **BEDROOM 1**

A large double bedroom with window to front.

### **BEDROOM 2**

A further bedroom with fitted storage and window to the rear.

### **SHOWER ROOM**

A white modern suite, comprising WC, washbasin and shower.

### **OUTSIDE**

The property has exclusive use of an outdoor area to the front of the property. Parking is on-street.

### **AGENT'S NOTE**

The property is leasehold having an original term of 999 years.

Service charge is £700 pa

Pets are permitted

Subletting (renting) is permitted.

**Council Tax Band - A**





Total Area: 80.1 m<sup>2</sup> ... 862 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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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			