



29 St Luke's Court, Franklin Square, Harrogate, HG1 5DZ

£125,000

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A spacious and individual second-floor apartment within this stunning converted church in an extremely convenient location just off King's Road, close to a parade of shops and within easy walking distance of Harrogate town centre. The spacious studio apartment provides well-proportioned accommodation including a large open-plan living area and bedroom with attractive period features and windows, together with a separate kitchen and bathroom. There is a communal laundry room and residents' car park. The apartment has the advantage of two allocated parking spaces. An early inspection is strongly recommended.

GROUND FLOOR

Communal front door with telephone entry system leads to –

COMMUNAL ENTRANCE HALL

With stairs and a lift leading to the upper floors.

SECOND FLOOR

OPEN-PLAN LIVING ROOM AND BEDROOM AREA

A large open plan-room providing a living room and bedroom area. There are attractive Gothic-style feature windows with a rooftop view over Harrogate.

KITCHEN

A modern fitted kitchen with wall and base units. There is an electric hob and oven and space for appliances.

BATHROOM

With WC, washbasin and large step-in shower.

OUTSIDE

There are well-maintained communal gardens and the apartment has the benefit of two car parking spaces.

AGENT'S NOTES

Service Charge - £103.78pcm

Lease Length – original 189-year lease from 1983.

The property is within a Listed building
Renting / subletting is permitted.

Short-term holiday lets are not permitted.

Council Tax Band - A



Total Area: 37.8 m² ... 407 ft²

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			