



39 Beechwood Court, Queen's Road, Harrogate, HG2 0HD

£195,000

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A spacious and well-presented two-bedroom first-floor apartment situated in this sought-after and fashionable position on Cold Bath Road.

This super apartment occupies a delightful position within the development with an aspect overlooking the attractive communal gardens and has a garage. The accommodation comprises a large reception room, a fitted kitchen, two double bedrooms, a bathroom and generous storage space. The property stands within attractive communal gardens, and the apartment has the advantage of a single garage and the use of a residents' car park.

The property is situated in a desirable location just off Cold Bath Road, well served by a nearby parade of shops and within a few minutes' walk of the Valley Gardens, the Stray and Harrogate town centre.





FIRST FLOOR

RECEPTION HALL

A large reception hall with two useful storage cupboards.

SITTING ROOM

A large reception room with space for sitting and dining area.

KITCHEN

A fitted kitchen with gas hob and electric oven. Space for appliances.

BEDROOMS

There are two very good-sized double bedrooms.

BATHROOM

There is a bath with shower fitting above, and washbasin.

SEPARATE WC

OUTSIDE

The property stands within attractive communal gardens, and the apartment has the advantage of a single garage and the use of a residents' car park.

AGENT'S NOTES

Long leasehold, understood to have an original term of 999 years.

The current service charge is approximately £1506 per year - £753 payable January and July. This includes water rates and buildings insurance, as well as maintenance of the communal gardens and the building etc.

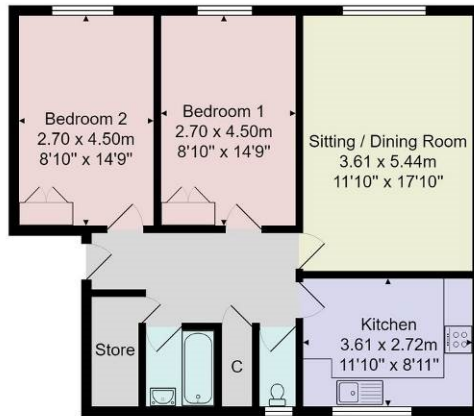
No pets

Subletting (renting) is not permitted.

Ground rent of £30 pa is payable

Council Tax Band - B





Total Area: 74.5 m² ... 802 ft²

All measurements are approximate and for display purposes only.
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