



112 Victoria Court, East Park Road, Harrogate, HG1 5QX

£75,000

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A one-bedroomed ground-floor apartment for the over-55s within this well-positioned and popular development between the Stray and town centre. The apartment offers a well-appointed accommodation and benefits from electric heating and uPVC sealed-unit double glazing. It also has an alarm system to contact the live-in manager during working hours and a specialist call centre at other times. The apartment is situated in this quiet position within the building yet is very convenient for the town centre which is just a short level walk away. No onward chain.

GROUND FLOOR

COMMUNAL ENTRANCE

With security entry-phone system. Storage cupboards. Lift and stairwell to the upper floors.

ENTRANCE HALL

With a large storage cupboard with fitted shelving and hot-water cylinder.

SITTING ROOM

A spacious reception room with dining space.

KITCHEN

A fitted kitchen with wall and base units and work surfaces. Space for appliances.

BEDROOM

A double bedroom with window to rear. Fitted wardrobes.

BATHROOM

With WC, washbasin and shower.

OUTSIDE

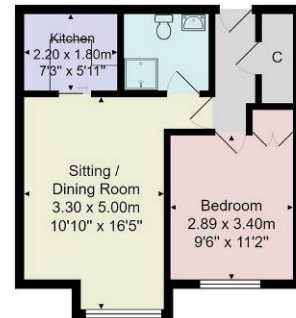
There are well-maintained communal gardens and two residents' car parks.

TENURE

Leasehold. The service charge is currently approximately £271 per calendar month.

AGENT'S NOTE

Victoria Court is a retirement development for the over-55s. The building has the benefit of a resident estate manager (with optional daily 24-emergency helpline with pull cords in the apartment), additional storage areas, residents' lounge areas, communal drying room, bin store, rubbish chute and guest bedroom with en-suite facilities.



Total Area: 41.1 m² ... 443 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	72	80
(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.EPC4U.COM			