



Flat 11 Harlow Oval Court, Harlow Oval, Harrogate, HG2 0DT

**£450,000**

Guide Price



## Flat 11 Harlow Oval Court, Harlow Oval, Harrogate, HG2 0DT

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A beautifully presented three-bedroom penthouse apartment featuring a lift and a large south-facing balcony with attractive outlook, in this delightful and peaceful position close to Harrogate town centre.

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This impressive apartment is presented to a high standard and reveals generous accommodation with stylish kitchen and bathroom fittings together with a large living space and a balcony.

The property is situated in a convenient position on the south side of Harrogate, within easy, walking distance of a range of excellent amenities along Cold Bath Road and it's just a short distance from the town centre, the Valley Gardens and the famous Harrogate Stray. Offered for sale with no onward chain.







### **THIRD FLOOR**

#### **SITTING / DINING ROOM**

A stunning open-plan living space with attractive outlook and access to the large south-facing balcony. Space for sitting and dining areas and feature fireplace.

#### **KITCHEN**

A modern fitted kitchen with a range of stylish units with electric hob, integrated oven, integrated fridge, freezer, dishwasher and microwave.

#### **UTILITY**

Providing useful storage space with space and plumbing for washing machine.

#### **BEDROOM 1**

A large double bedroom with fitted wardrobes and glazed sliding door leading to the balcony.

#### **BEDROOM 2**

A double bedroom with dual aspect.

#### **BEDROOM 3**

A further bedroom or study. Fitted wardrobes.

#### **BATHROOM**

A white modern suite, comprising WC, washbasin set within a vanity unit and bath. Tiled walls and floor. Heated towel rail.

#### **SHOWER ROOM**

A modern white suite comprising WC, washbasin set within a vanity unit and shower. Tiled walls and floor. Heated towel rail.



#### **OUTSIDE**

The property stands within well-maintained communal grounds and has residents' and visitors' parking spaces. The apartment has the benefit of a single garage with light, power and electric door, situated at the front of the building.

#### **TENURE**

The property is long leasehold having an original lease of 999 years.

The service charge is currently £275pcm.

The freehold of the property is owned by Harlow Oval Court Management company, which is jointly owned by the apartment owners.

Subletting / renting is not permitted within the building.

Pets are not permitted.

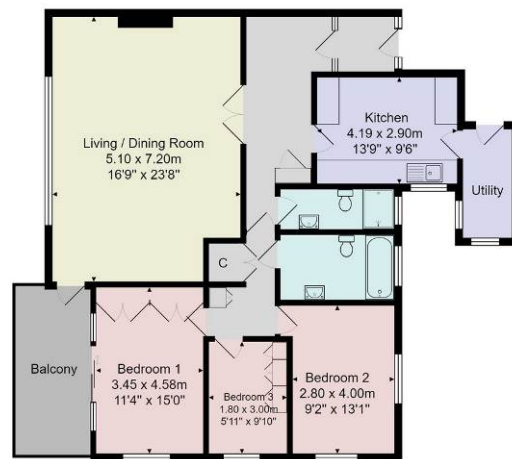
#### **AGENT'S NOTE**

The sale is subject to probate being granted.

**Council Tax Band - E**







Total Area: 111.5 m<sup>2</sup> ... 1200 ft<sup>2</sup> (excluding balcony)  
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