



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

£425,000

Guide Price

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

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.

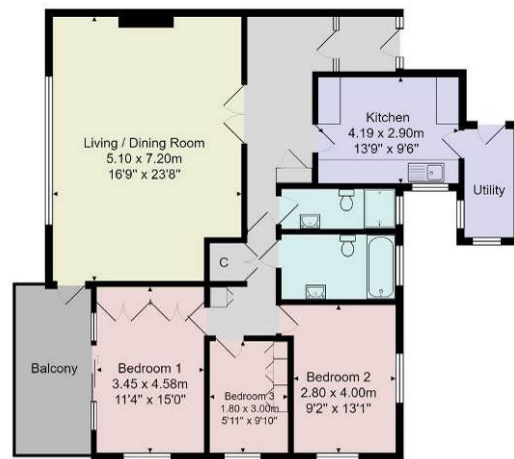
The freehold of the property is owned by Harlow Oval Court Management company, which is jointly owned by the apartment owners.

Subletting / renting is not permitted within the building.

Pets are not permitted.

Council Tax Band - E





Total Area: 111.5 m² ... 1200 ft² (excluding balcony)
 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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Energy Efficiency Rating		Current	Potential
<small>EU energy label - lower rating costs</small> <small>EU energy label - higher rating costs</small>			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher rating costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epcr.com</small>			