



Apt 2, 2a Windsor Court , Clarence Drive, Harrogate, HG1 2PE

£385,000

Guide Price

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A high-quality two bedroom second-floor apartment forming part of this modern development, situated in a prime position adjoining Valley Gardens and within walking distance of Harrogate town centre.

This impressive apartment has been finished to the highest of standards throughout and comprises a sitting room which has glazed doors leading to a Juliet balcony, and a stylish fitted kitchen. There are two good-sized double bedrooms, and a modern bathroom with under-floor heating. The entrance to the building is shared with only one other apartment, and there is lift access to the second floor. The apartment also benefits from an allocated parking space.

Windsor Court is an impressive modern development situated on the edge of the Valley Gardens, and within easy walking distance of Harrogate town centre, where there is a range of excellent amenities including bars, restaurants, shops and transport links, including railway station and bus station.





SECOND FLOOR ENTRANCE HALL

SITTING ROOM

A reception room with feature fireplace and glazed door leading to a Juliet balcony.

KITCHEN

With a range of stylish fitted, high-quality units with quartz worktops, induction hob, integrated oven and microwave, integrated fridge / freezer and dishwasher. There is a large cupboard providing storage space which has plumbing for a washing machine. A glazed door leads to a Juliet balcony. Tiled flooring with under-floor heating.

BATHROOM

A stylish modern white suite comprising WC, washbasin set with a vanity unit and bath with shower above. Tiled walls and floor with under-floor heating.

BEDROOM 1

A double bedroom with dual aspect and fitted wardrobes.

BEDROOM 2

A further good-sized bedroom with fitted shelving.

OUTSIDE

The property stands within attractive and well-maintained communal gardens and grounds. The property has the benefit of an allocated car parking space.

AGENT'S NOTE

Future-proofed home automation system.

Lutron digital lighting.

In-wall touch screen that controls lights, music, security, CCTV

Teak parquet flooring.

Bespoke premium kitchens.

Luxury bathrooms.

Heat recovery system for efficient fuel costs.

Private, secure gated parking with one parking space including electric car charging facility.

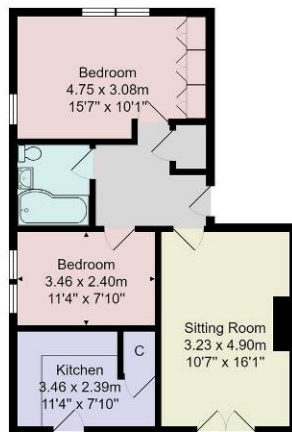
TENURE

The property is long leasehold with an original term of 999 years.

Service charges - £134 pcm

Tenure - Leasehold





Total Area: 59.4 m² ... 639 ft²

All measurements are approximate and for display purposes only.
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