



16 Charlwood, 30 Wetherby Road, Harrogate, HG2 7SZ

£115,000

FOR 70% SHARE

16 Charlwood, 30 Wetherby Road, Harrogate, HG2 7SZ

A spacious two-bedroom first-floor apartment forming part of an exclusive and popular retirement development in this highly desirable and convenient location.

The property enjoys a delightful aspect over the attractive communal gardens and has a private entrance that leads to the first floor, where there is a spacious reception room, a kitchen, two good-sized bedrooms and shower room.

Charlwood is a popular retirement development standing within its own grounds with attractive gardens for the benefit of all residents.





FIRST FLOOR ENTRANCE HALL

SITTING / DINING ROOM

A spacious reception room with windows to two sides.

KITCHEN

With a range of modern fitted units with gas hob, integrated oven and space for a fridge / freezer.

BEDROOMS

There are two bedrooms with windows overlooking the communal gardens.

SHOWER ROOM

A modern suite comprising WC, washbasin set within a vanity unit and large shower.

OUTSIDE

The property stands with an attractive, private gardens which are for the benefit of residents. There is residents and visitors parking available to the front of the building.

The property has the advantage of a useful outside store, electric vehicle, charging point and outdoor clothes drying area.

TENURE

Residents must be aged 55 and over.

Long Leasehold.

There is a monthly service charge payable.

Council Tax Band - B





Total Area: 59.7 m² ... 642 ft²

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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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			