



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

**£100,000**

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 m<sup>2</sup> ... 642 ft<sup>2</sup>

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

sales@verityfrearson.co.uk

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			