



20 Rutland House, Mansfield Court, Harrogate, HG1 2QR

£265,000

Guide Price



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A beautifully presented two-bedroom third-floor apartment forming part of this popular gated development which adjoins attractive woodland and park and is within easy walking distance of Harrogate town centre.

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This super apartment has lift access and has been updated and modernised by the current owners within the last two years and provides generous accommodation comprising a large reception room, together with a modern kitchen, two double bedrooms, modernised en-suite shower room as well as a modern bathroom. The building stands with an attractive and well maintained communal gardens and the apartment has the benefit of an allocated car parking space within the secure basement car park and residents have use of the visitors' parking area. Rutland House forms part of the highly regarded Coppice Park gated development and has the advantage of an on-site concierge office.

The property borders Luchon Way Park on three sides, with the nearest entrance just 20 metres from the main gates and is also within easy walking distance of Harrogate town centre, where there is an excellent range of amenities on offer, including bars, restaurants, shops and railway station.





An early inspection of this super property is strongly recommended, we anticipate that the property would appeal to a wide range of potential buyers, including professionals, those looking to downsize, buy to let investors, or anyone seeking a well-equipped apartment in this unique town-centre position.

### **THIRD FLOOR ENTRANCE HALL**

#### **SITTING ROOM**

A spacious reception room with glazed doors leading to a Juliet balcony.

#### **DINING KITCHEN**

With space for dining table. The kitchen comprises a range of stylish fitted modern units with induction hob, integrated oven and microwave, integrated fridge / freezer, dishwasher and washing machine.

#### **BEDROOM 1**

A large double bedroom with fitted wardrobes and en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

A white modern suite comprising WC, basin set within a vanity unit and shower. Tiled floor.

#### **BEDROOM 2**

A further double bedroom with fitted wardrobes.

#### **BATHROOM**

A white modern suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled floors. Heated towel rail.

#### **OUTSIDE**

The property stands within attractive and well-maintained, communal gardens and grounds for the use of all residents. The apartment has the benefit of an allocated parking space in the secure basement car park and use of the residents' and visitors' parking area.

#### **AGENT'S NOTES**

The property is understood to be leasehold with an original term of 999 years.

The service charge is approximately £2,700 per annum.

The ground rent is £100 per annum.

Renting / subletting is permitted.

**Council Tax Band - E**







Total Area: 65.7 m<sup>2</sup> ... 708 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	80	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			