



23 Arthington Court, East Parade, Harrogate, HG1 5LH

£120,000

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A very well-presented one-bedroom first-floor retirement apartment, with modern kitchen and bathroom fittings.

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The apartment forms part of a popular retirement development in the heart of Harrogate, within easy level walking distance of the town's amenities.

Arthington Court has the advantage of a lift, and residents have the benefit of excellent communal facilities which include a residents' lounge, laundry and well-maintained and attractive gardens. An early inspection of this super apartment is strongly recommended.







## **FIRST FLOOR**

### **ENTRANCE HALL**

A spacious entrance hall with large, fitted storage cupboard housing the newly fitted hot-water cylinder.

### **SITTING ROOM**

A spacious reception room with sitting and dining areas. Fireplace with electric fire, new Rointe heater and window to front.

### **KITCHEN**

A modern fitted kitchen with wall and base units. Electric hob and integrated electric oven. Space for a fridge and window to front.



### **BEDROOM**

A double bedroom with window to front, new Rointe heater and fitted wardrobes.

### **SHOWER ROOM**

A modern white suite with WC, washbasin and large walk-in shower. Heated towel rail.

### **OUTSIDE**

The development stands within its own grounds with attractive communal gardens to the rear. An adjacent car park provides parking for residents and visitors.

### **TENURE**

The property is long leasehold and has 95 years left remaining on the lease.

Ground rent fees are paid in March and September.

Service Charge - was £1,524.96 in March.

Ground rent - was £255.34 in March.

There is a live-in manager who is available five days a week.

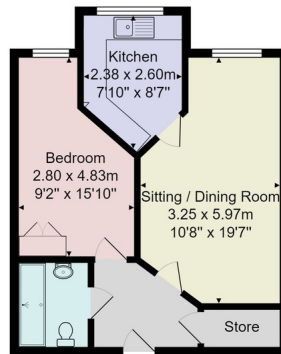
There is a communal laundry room with two washing machines and three tumble dryers.



### **Council Tax Band - C**







Total Area: 47.0 m<sup>2</sup> ... 506 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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	84	85
(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			