



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

£169,950

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

A well-presented two-bedroom first-floor retirement apartment forming 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.

The accommodation comprises a large reception room together with two good-sized bedrooms, a modern kitchen and shower room. There is also a spacious reception hall with large storage cupboard. An early inspection of this super apartment is strongly recommended. Offered for sale with no chain.

FIRST FLOOR
RECEPTION HALL
With large fitted storage cupboard.





SITTING ROOM

A spacious reception room with sitting and dining areas. Feature fireplace and window to front.

KITCHEN

With a range of modern wall and base units with electric hob and integrated oven and microwave. Integrated fridge and freezer. Window to front.

BEDROOM 1

A large double bedroom with window and fitted wardrobes.

BEDROOM 2

A further bedroom with window to front.

SHOWER ROOM

A white suite with WC, washbasin set within a vanity unit and 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 management company is First Port Estates and Management Ltd There are 94 years remaining on lease.

The annual ground rent is understood to be £575 pa (approx.)

The annual service charge is understood to be £4,104.25

Payments are made twice yearly for both service charge and ground rent.

Subletting is allowed.

1 existing dog can be brought with a new purchaser but no new pets and no cats, this is subject to consent from the landlord which is chargeable.

Tenure - Leasehold

Council Tax Band - D





Total Area: 60.2 m² ... 648 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.
 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@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	84
(69-80)	C		
(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	
<small>WWW.EPC4U.COM</small>			