



Flat A Harlow Oval Court, Harlow Oval Court, Harrogate, HG2 0DT

£290,000

## Flat A Harlow Oval Court, Harlow Oval Court, Harrogate, HG2 0DT

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A fantastic opportunity to purchase a beautifully presented two-bedroom ground-floor apartment within this sought-after development with the benefit of an integral garage.

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The apartment provides spacious accommodation which has been recently refurbished to a high standard. The accommodation offers a large open-plan kitchen and living area with a stylish modern fitted kitchen and spacious living room. There are also two double bedrooms and a modern shower room / utility.

The property stands within attractive communal gardens and has a garage with power and light. The apartment is situated in a convenient location on the south side of Harrogate, close to excellent local amenities including a popular parade of shops on Cold Bath Road.





## **GROUND FLOOR ENTRANCE HALL**

### **LIVING KITCHEN**

A stunning open-plan kitchen and living area, with space for sitting and dining. There is a modern fitted kitchen with a stylish range of wall and base units with integrated appliances including electric hob, double oven, microwave, fridge / freezer and dishwasher. Island and breakfast bar.

### **BEDROOM 1**

A large double bedroom.

### **BEDROOM 2**

A further good-sized bedroom.

### **SHOWER ROOM / UTILITY**

A modern suite comprising WC, washbasin set within a vanity unit and walk-in shower. Space and plumbing for washing machine. Tiled walls and floor. Heated towel rail.

### **GARAGE**

The property has the benefit of an integral garage, which can be accessed directly from the apartment which provides parking space or useful storage area.

### **OUTSIDE**

The property stands within well-maintained communal gardens. There is residents' and visitors' parking, and the apartment has the advantage of a single garage.

### **AGENT'S NOTE**

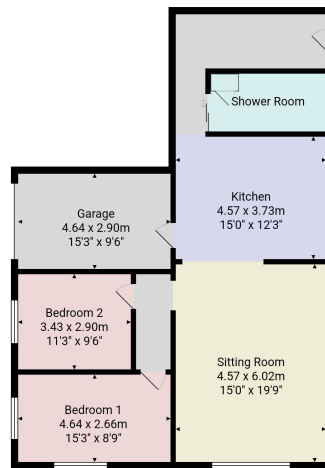
The property is long leasehold, having an original term of 999 years from 2005. The service charge is £165pcm. The freehold of the property is owned by Harlow Oval Court Management company, which is jointly owned by the apartment owners.

Subletting / renting is not permitted.

Pets are not permitted.

**Council Tax Band - C**





Total Area: 104.5 m<sup>2</sup> ... 1125 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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