



6 Princess Villa Court, Princes Villa Road, Harrogate, HG1 5RJ

£250,000

Offers Over



## 6 Princess Villa Court , Princes Villa Road, Harrogate, HG1 5RJ

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A well-presented two-bedroom first-floor apartment with balcony and parking, situated in the prime position in the centre of Harrogate on the edge of the famous Harrogate Stray.

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This beautifully presented apartment has generous living space with a sitting room with glazed doors leading to a private balcony as well as a dining room, modern kitchen, two double bedrooms, and a shower room. The property has the unusual benefit of a private balcony and an allocated parking space.

Princess, Villa Court is situated in the heart of Harrogate town centre, on the edge of the famous Harrogate Stray, within easy walking distance of the excellent range of amenities in Harrogate, including a range of shops, bars, and restaurants, and within a short walk of Harrogate railway station.







## **FIRST FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with glazed door leading to a private balcony.

### **KITCHEN**

With a range of modern fitted wall and base units with electric hob, integrated oven and appliances. Access to the rear of the building by an external staircase.

### **DINING ROOM**

A further reception room providing dining area.



### **BEDROOM 1**

A good-sized double bedroom.

### **BEDROOM 2**

A further good-sized bedroom.

### **SHOWER ROOM**

A white modern suite comprising WC, basin and shower. Heated towel rail.

### **OUTSIDE**

The property has the benefit of a private balcony which can be accessed directly from the apartment and provides an excellent outdoor sitting area. The property also has the benefit of an allocated off-street parking space.



### **TENURE**

The property is understood to be long leasehold  
The lease is understood to have an original term of ?? years from ??

The ground rent payable is £???. The ground rent is to be reviewed ??

The service Charge is

Pets are / are not permitted

Subletting (renting) the flat is permitted.

Short-term/holiday letting is / is not permitted.

### **UTILITIES**

The property has the benefit of -

Electricity

Water

Sewerage

Gas is in not connected to the apartment.



### **Council Tax Band - E**



Total Area: 77.2 m<sup>2</sup> ... 831 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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