



3 Brunswick Court, Brunswick Drive, Harrogate, HG1 2QP

£269,950

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A beautifully presented two-bedroom first-floor apartment with single garage and balcony, situated in the desirable Duchy area of Harrogate and close to the Valley Gardens.

This excellent apartment offers spacious, well-presented accommodation with the benefit of modern kitchen and bathroom fittings, two double bedrooms, and spacious living areas with a private balcony and a delightful aspect over the communal gardens.

The property forms part of his select purpose-built development and is within walking distance of Harrogate town centre and associated amenities.





FIRST FLOOR

RECEPTION HALL

With tiled flooring with under-floor heating that continues through to the kitchen and bathroom.

SITTING / DINING ROOM

A large reception room with windows and glazed door leading to a private balcony.

KITCHEN

With a range of modern fitted units with gas hob, double oven, integrated dishwasher, fridge and freezer. Space and plumbing for washing machine.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A further good sized double bedroom.

BATHROOM

A white modern suite comprising WC, washbasin set atop a vanity unit, and bath with shower above. Tiled walls and floor.

OUTSIDE

There is direct access from the apartment to a private balcony providing an excellent outdoor entertaining space with useful outside storage cupboard. There is a single garage and residents have use of the parking area to the front of the property. Brunswick Court stands within attractive and well-maintained communal gardens.

AGENT'S NOTE

Mains services connected. Gas central heating. Sealed unit double glazing.

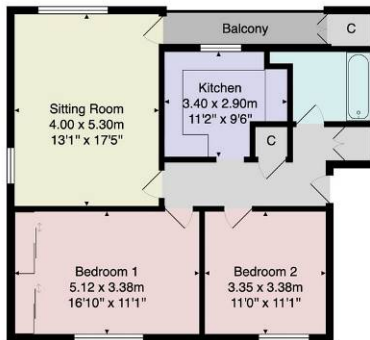
Leasehold - originally 999 years.

Maintenance £400 per quarter

Freehold is owned by the management company which is made up of the six owners within the building.

Council Tax Band - C





Total Area: 76.4 m² ... 822 ft² (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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(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	
www.epc4u.com			