



Apartment 3 , 6 Windsor Court, Clarence Drive, Harrogate, HG1 2PE

£270,000

Offers Over

Apartment 3 , 6 Windsor Court, Clarence Drive, Harrogate, HG1 2PE

A beautifully presented and stylish two-bedroom first-floor apartment with a communal, serviced lift, forming part of this prestigious modern development next to the Valley Gardens and within easy walking distance of Harrogate town centre.

This high-quality apartment provides generous accommodation comprising a stunning open-plan living area and kitchen, two bedrooms, modern bathroom, and en-suite shower room. The apartment stands within attractive and well-maintained grounds and has the benefit of an allocated car parking space.

Windsor Court is a prestigious modern development, situated in the heart of Harrogate town centre, adjacent to the famous Valley Gardens and with a huge range of excellent amenities within easy walking distance. Offered for sale with no onward chain.





FIRST FLOOR

RECEPTION HALL

With fitted utility cupboard where there is space and plumbing for a washing machine.

LIVING KITCHEN

A spacious living space with sitting and dining areas. The kitchen comprises a range of modern fitted units with induction hob, integrated oven, fridge / freezer and dishwasher.

BEDROOM 1

A double bedroom with an en-suite shower room.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin and shower. Tiled walls and floor. Heated electric towel rail. Underfloor heating.

BEDROOM 2

A double bedroom with fitted wardrobes.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, and bath with a shower above. Heated electric towel rail. Tiled walls and floor. Underfloor heating.

OUTSIDE

The property stands within attractive and well-maintained grounds, and the apartment has the benefit of an allocated parking space.

AGENT'S NOTES

The property is long leasehold, having a 999 year lease from 2016. The service charge is £704.71 per quarter. A ground rent of £350 is also payable per annum every January and has been paid for 2025.

The grounds are fully maintained as part of the service charge.

There is an in-house intercom.

The electric gates are open Monday to Friday and remain open during the day but close at night. A fob is required to enter and exit with your vehicle when the gates are closed during weekends and evenings.

The property has a modern electric heating system and benefits from a communal, serviced lift.

Tenure - Leasehold

Council Tax Band - E





Total Area: 55.9 m² ... 602 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@verityfrearson.co.uk

