



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

£99,950

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A well-presented one-bedroom second-floor apartment with lift access, offering well-planned accommodation, forming part of this popular retirement development for the over-55s.

Arthington Court is a modern, well-run development of retirement apartments situated in the heart of Harrogate, within easy level walking distance of all 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. Available with no onward chain, an internal inspection is recommended.





GROUND FLOOR

Security-controlled entrance door leads to –

COMMUNAL RECEPTION HALL

With residents' lounge, housekeeper's office, communal laundry and lift to the upper floors.

SECOND FLOOR

Private front door leads to –

ENTRANCE HALL

Intercom for ground-floor entrance.

DINING LOUNGE

uPVC double-glazed window to rear, night storage heater and coved ceiling.

KITCHEN

With uPVC double-glazed window to rear. Fitted base cupboards with work surfaces above having inset single-drainer stainless-steel sink and matching wall-mounted units. Built-in electric hob with split-level oven. Coved ceiling.

BEDROOM

uPVC double-glazed window to rear, night storage heater and coved ceiling. Fitted wardrobes with folding mirror-fronted doors.

BATHROOM

Modern suite comprising low-flush WC, washbasin and large shower.

STOREROOM

Useful storage cupboard also housing the hot-water cylinder.

OUTSIDE

The development stands in its own grounds with communal gardens for the benefit of the residents. Adjacent car park provides residents' and visitors' off-street parking.

SERVICES

All mains services are connected to the property, with the exception of gas.

AGENT'S NOTES

TENURE

The property is long leasehold and has 95 years left remaining on the lease.

Ground rent fees are paid in March and September.

Ground rent is £510.69 PA

Service charges are £3173.00 PA

Lease started on 01-04-1993 (approx 93 years)

There is a live-in manager who is available five days a week.

There is a communal laundry room with two washing machines and three tumble dryers.

Tenure - Leasehold

Council Tax Band - C



Total Area: 46.3 m² ... 498 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.
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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 (55-68) D (39-54) E (21-38) F (1-10) G Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			