



23 Springfield Court, Springfield Avenue, Harrogate

£280,000 Offers Over



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A modern two-bedroom apartment in a high-specification development with private parking, lift access, and offered to the market chain-free. This stylish and spacious two-bedroom apartment is located within a prestigious, purpose-built development is offered to the market with no onward chain. Finished to a high standard throughout, the apartment benefits from lift access, modern fittings, and an open-plan layout ideal for contemporary living. Ideally suited to professionals, investors or small families, the apartment is perfectly positioned with easy access to local amenities, transport links, and Harrogate town centre. With private parking and a long lease, this is an excellent opportunity to acquire a quality home in a highly sought-after location.

Tenure: Leasehold – Lift access to all floors Offered chain free The property is long leasehold having an original term of 999 years. Service charge. Ask the agent. Ground rent £250 Pa. Subletting / renting is permitted. Pets are permitted.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

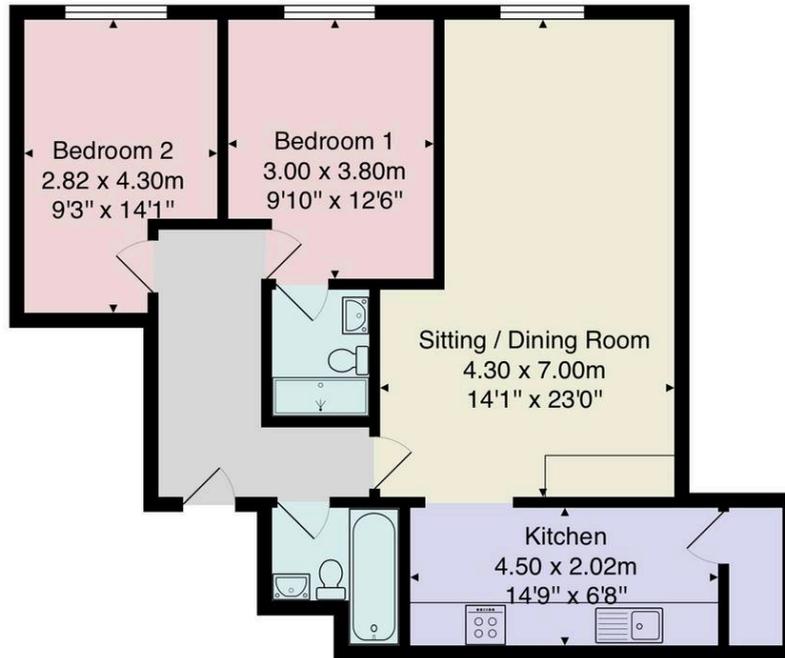
EPC Environmental Impact Rating: D



ENTRANCE HALL Spacious entrance with storage cupboard and access to all rooms. **LIVING / DINING / KITCHEN** A generous open-plan space offering sitting, dining and kitchen areas. The kitchen is fitted with a range of modern units and integrated Neff appliances, including hob, oven, fridge / freezer and dishwasher. Large windows create a bright and airy atmosphere, ideal for both everyday living and entertaining. **BEDROOM 1** A well-proportioned double bedroom with access to - **EN-SUITE SHOWER ROOM** Stylish modern suite comprising WC, washbasin, and walk-in shower. **BEDROOM 2** A further double bedroom, ideal as a guest room or study. **FAMILY SHOWER ROOM** Modern white suite with WC, washbasin and walk-in shower. Finished with contemporary tiling and fittings.

The property includes private parking, a rare benefit in such a convenient location. The communal grounds are well maintained and there is lift access to all floors.





Total Area: 76.5 m² ... 823 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.

