



5 Brunswick House, Mansfield Court, Harrogate, HG1 2QT

£320,000

Guide Price

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A well presented three bedroom ground-floor apartment forming part of this exclusive gated development which adjoins attractive woodland and park and is within easy walking distance of Harrogate town centre.

This spacious apartment has easy access on the ground floor and comprises entrance hall with storage cupboards, a large reception room through to a kitchen, three good size bedrooms, en-suite shower room and bathroom.

The building stands with an attractive and well maintained communal gardens and the apartment has the benefit of an allocated car parking space within the secure basement car park and residents have use of the visitors' parking area.

Brunswick House forms part of the highly regarded Coppice Park gated development and has the advantage of an on-site concierge office. The property borders Luchon Way Park on three sides, with the nearest entrance just 20 metres from the main gates and is also within easy walking distance of Harrogate town centre, where there is an excellent range of amenities on offer, including bars, restaurants, shops and railway station.





GROUND FLOOR

ENTRANCE HALL

With large cupboard for storage and boiler.

SITTING ROOM

A spacious reception room with dual aspect windows. Opens through to:

DINING KITCHEN

Modern range of wall and base units with working surfaces having inset hob and stainless steel bowl sink. Appliances include electric double oven, dishwasher, fridge and freezer.

BEDROOM ONE

Fitted wardrobes.

EN-SUITE

Shower enclosure, low flush wc and vanity unit with inset wash basin.

BEDROOM TWO

A double bedroom.

BEDROOM THREE

Currently configured as an office.

BATHROOM

Bath with shower over and retractable screen, vanity unit with wash basin and low flush WC.

OUTSIDE

The property stands within attractive and well-maintained, communal gardens and grounds for the use of all residents. The apartment has the benefit of an allocated parking space in the secure basement car park and use of the residents' and visitors' parking area.

TENURE

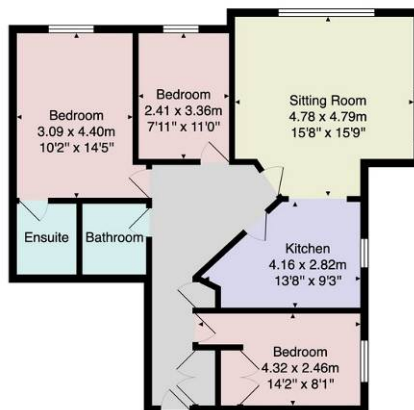
Ground Rent £100 per year.

Annual service charge approx £2,800 which includes building insurance, concierge service, electric gates, coded entry, lifts (including undercroft parking).

Length of Lease - 970 years remaining.

Tenure - Leasehold

Council Tax Band - E



Total Area: 85.5 m² ... 921 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk