



205 Victoria Court, East Park Road, Harrogate, HG1 5QX

£165,000

# 205 Victoria Court, East Park Road, Harrogate, HG1 5QX

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A beautifully presented two-bedroom first-floor apartment, exclusively for the over-55s, set within this well-positioned and highly regarded development ideally located between the Stray and the town centre.

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Victoria Court is quietly situated just off Victoria Avenue and enjoys level walking access to the shopping centre and Waitrose supermarket, making it an exceptionally convenient and desirable location.

The property is offered for sale with no onward chain, presenting an excellent opportunity for owner-occupiers or downsizers seeking comfortable, low-maintenance living close to local amenities.





The apartment benefits from electric heating and uPVC sealed-unit double glazing throughout, comprising:

#### **GROUND FLOOR**

#### **COMMUNAL ENTRANCE**

With security entry-phone system. Storage cupboards.

#### **FIRST FLOOR**

#### **PRIVATE ENTRANCE HALL**

With a cleverly concealed utility area, where there is a work surface, plumbing for a washer / dryer and storage space. There is also a large walk-in storage cupboard and airing cupboard.

#### **LIVING ROOM**

A spacious reception room with window to front, electric heater and fireplace with electric fire.

#### **KITCHEN**

A recently fitted, modern kitchen with a range of wall and base units and work surfaces having inset sink unit and four-ring ceramic hob with extractor hood above. Integrated electric double oven, integrated dishwasher and space for under-counter fridge. Tiled floor.

#### **BEDROOM 1**

A double bedroom with window to front and electric heater. Fitted furniture including wardrobes and bedside table.

#### **BEDROOM 2**

A further double bedroom with window to front and electric heater. Built-in cupboard.

#### **BATHROOM**

A modern suite comprising shower bath with shower above, low-flush WC and washbasin set within vanity unit. Electric heated towel rail. Tiling to walls and floor.

#### **OUTSIDE**

Well-maintained communal gardens and car park.

#### **AGENT'S NOTES**

Victoria Court is a retirement development for the over-55s. The building has the benefit of a resident estate manager, additional storage areas, communal drying room and guest bedroom with en-suite facilities.

#### **TENURE**

Leasehold. The service charge is currently £ tbc per month.

**Tenure - Leasehold**

**Council Tax Band - C**





Total Area: 54.1 m<sup>2</sup> ... 583 ft<sup>2</sup>

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	78	83
(69-80) C		
(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		