



Flat 7 Branksome Mews, Rutland Road, Harrogate, HG1 2PY

£260,000

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A stunning two-bedroomed ground-floor apartment with **PRIVATE ENTRANCE**, situated in a most attractive position on this tree-lined road, close to both the famous Valley Gardens and within walking distance of the town centre.

This superb two-bedroom, two-bathroom apartment reveals particularly well-appointed and generous accommodation throughout and has the advantage of a single garage and use of a residents' and visitor parking area.

Branksome Mews is a select development of just eight purpose-built apartments situated in the ever-popular and fashionable Duchy area.





GROUND FLOOR

ENTRANCE HALL

With central heating radiator and two useful storage cupboards.

SITTING ROOM

Bay window to front and further window to side. Two central heating radiators and attractive fireplace.

KITCHEN

With a range of wall and base units and work surfaces having inset stainless-steel sink and drainer. Four-ring gas hob with extractor hood above. Electric oven, plumbing for washing machine and integrated fridge. Dining area. Windows to rear and side, plus exterior door to rear.



BEDROOM 1

A double bedroom with window to front, central heating radiator and fitted wardrobes.

BEDROOM 2

A further double bedroom with window to rear and central heating radiator.

EN-SUITE SHOWER ROOM

White suite comprising low-flush WC, washbasin and shower cubicle. Window to rear and heated towel rail.



SHOWER ROOM

With shower cubicle, low-flush WC and washbasin. Window to rear and central heating radiator.

OUTSIDE

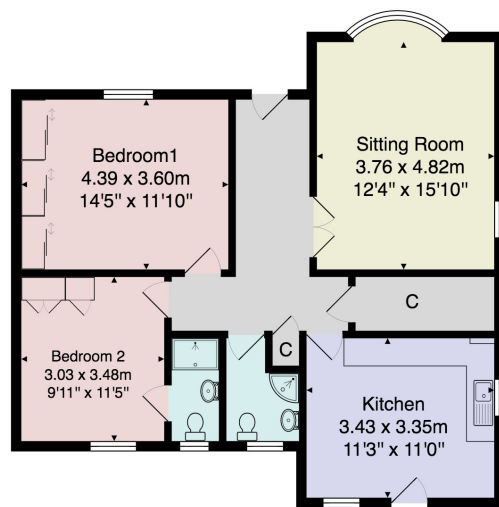
The property has the advantage of a **SINGLE GARAGE** with power and light, plus the shared use of the four residents' / visitor parking spaces. The property stands in attractive, well-maintained communal gardens. The apartment has direct access to a pleasant courtyard sitting area and use of the outside tap.

TENURE

Long Leasehold with an original term of 200 years. The service charge is understood to be £405 per quarter with covers general maintenance.



Council Tax Band - C



Total Area: 82.6 m² ... 889 ft²

All measurements are approximate and for display purposes only.

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