

GROUND FLOOR



LOWER GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Approximate Floor Area - 700 sqft

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



**FLAT 1, 69 EAST PARADE
HARROGATE**

**£180,000
CHAIN FREE**

A newly renovated ground and lower ground floor duplex apartment, being one of only four within this completely modernised, stone built, semi detached property.

Located in the very heart of the Harrogate town centre, the property has extremely high quality fixtures and fittings throughout, including a full contemporary fit out.

All the apartments have the benefit of double glazed, Fensa approved windows, damp and timber guarantees, fully integrated kitchens with oven, hob, extractor, fridge/freezer, washing machine and stainless steel sink unit. All white goods having 12 month warranties. The bathrooms have high quality tiling, underfloor heating and chrome heated towel rails. Floor finishes throughout with carpeting to all living areas.

Approached via a spacious communal entrance hall Flat One comprises: Entrance hall with entry phone system, open plan living room/kitchen with feature bay window and a high gloss grey kitchen with soft close cupboards and integrated Bosch appliances and ground floor bedroom with useful store room. To the lower ground floor is a further double bedroom, shower room and two large storage rooms.

2 Bedrooms

1 Reception Room

1 Bathroom

Newly Renovated

DIRECTIONS - HG1 5LP

From Harrogate take Station Parade and at the traffic lights turn left over Station Bridge. At the roundabout turn left into East Parade where the property is situated on the left hand side.

COUNCIL TAX

TBC

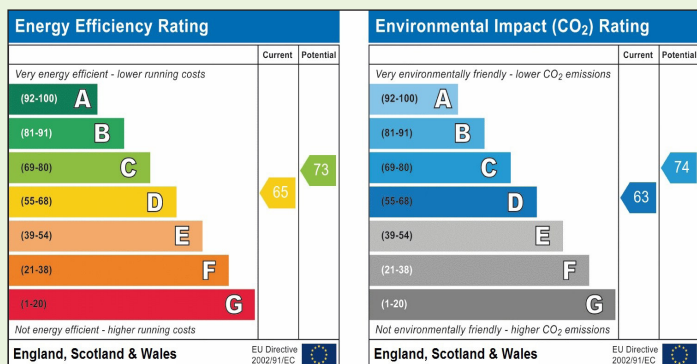
TENURE

The tenure of the property is leasehold for a term of 250 years, with a ground rent of £300 per annum. Each flat is responsible for 25% of outgoing costs and owns a share in the management company.





EPC RATING: D



APPROXIMATE DISTANCES

Town Centre	500 metres
Railway Station	400 metres
Bus Route	220 metres
Airport	12.5 miles



LINKS TO 360° TOUR
<https://qr.go.page.link/eEgdd>

