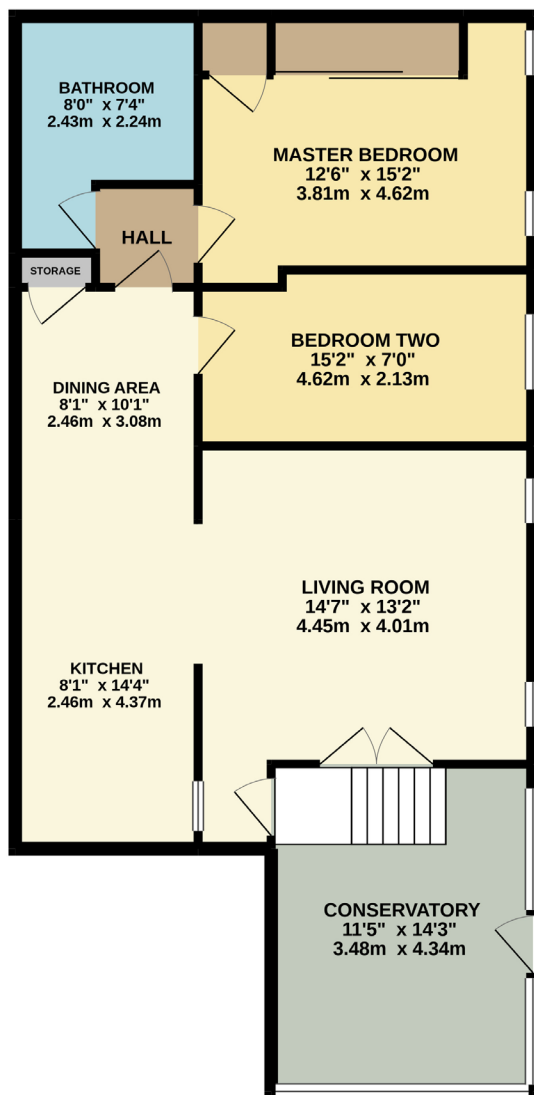


LOWER GROUND FLOOR
938 sq. ft. (87.2 sq. m.) approx.



TOTAL FLOOR AREA : 938 sq. ft. (87.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

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 5, 14 THE OVAL
HARROGATE**

£390,000

A stunning garden apartment located in one of Harrogate's finest addresses, forming part of this attractive, stone built property adjacent to The Oval, within easy walking distance of the Harrogate town centre and The Stray.

The property has recently undergone a fabulous modernisation programme and truly warrants an internal inspection to appreciate the accommodation, which has the benefit of double glazing, central heating and newly installed kitchen and bathroom.

The accommodation comprises: Private entrance, conservatory/study with steps to lobby, spacious, open plan living room, beautifully appointed breakfast kitchen with large dining area, two double bedrooms and luxury bathroom featuring a Bluetooth enabled cabinet with music speakers and a large self-demisting mirror.

A communal driveway leads to the communal garden set mainly to lawn with flowering borders, allocated parking and a timber garden shed.

2 Bedrooms

2 Reception Rooms

1 Bathroom

Off-Street Parking

DIRECTIONS - HG2 9BA

From Harrogate town centre follow Station Parade and at the end of the road turn right onto York Place. At the roundabout go straight on onto Otley Road. Turn left onto Park Avenue and at the mini roundabout take the second exit onto The Oval. Turn left and follow the property is on the right.

COUNCIL TAX

The property has been placed in band D.

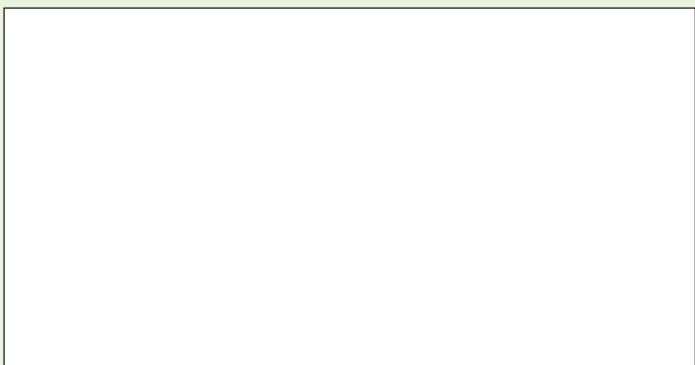
TENURE

The tenure of the property is leasehold with a 999 year lease dating from 2002. The service charge is £784 every 6 months and the ground rent is £50 per annum.





EPC RATING: TBC



APPROXIMATE DISTANCES

Town Centre	0.7 miles
Railway Station	0.8 miles
Bus Route	400 metres
Airport	11.2 miles