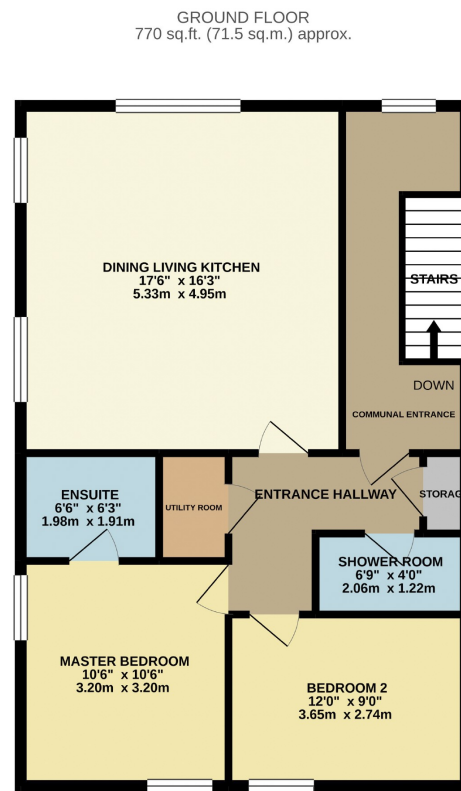
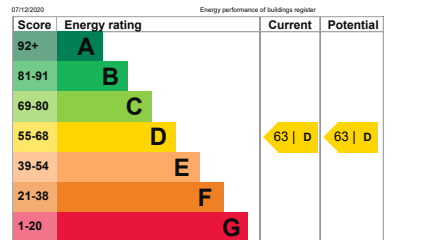


Floor Plan



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.

Energy Performance Certificates



The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be. The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.23 W/m ² K	Very good
Floor	Average thermal transmittance 0.23 W/m ² K	Good
Windows	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good

<https://find-energy-certificates.digital.communities.gov.uk/energy-certificates/0769-3864-7597-0520-3825>

Directions

From Parliament Street take Montpellier Hill and cross straight over the roundabout. Pass the entrance to Valley Gardens and turn left onto Cornwall Road. Take the first right into Clarence Drive and the entrance to Windsor Court is on the left.

Council Tax Band E Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£290,000

Apartment 2, 7 Windsor Court, Clarence Drive, Harrogate, North Yorkshire, HG1 2PE

2 Bedroom Apartment

A very well presented two bed roomed first floor apartment offering spacious and well proportioned living accommodation throughout and benefitting from a superb location within Harrogate's town centre and wide range of shops, bars, restaurants and transport links to Leeds, Knaresborough and York.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

A very well presented two bedroomed first floor apartment offering spacious and well proportioned living accommodation throughout and benefitting from a superb location within Harrogate's town centre and wide range of shops, bars, restaurants and transport links to Leeds, Knaresborough and York.

Set within the development of Windsor Court which was completed in 2016 this superb apartment offers; secure communal video entrance, private entrance hall with two useful storage cupboards one of which housing the washing machine, open plan living kitchen with modern fitted units including integrated fridge, freezer and dishwasher, electric hob and single oven.

A good sized master bedroom with superb en suite bathroom with shower over the bath, w/c and hand basin. Second double bedroom and house shower room with walk in shower, w/c and hand basin.

Outside there is secure electric gates leading to the allocated parking space.

