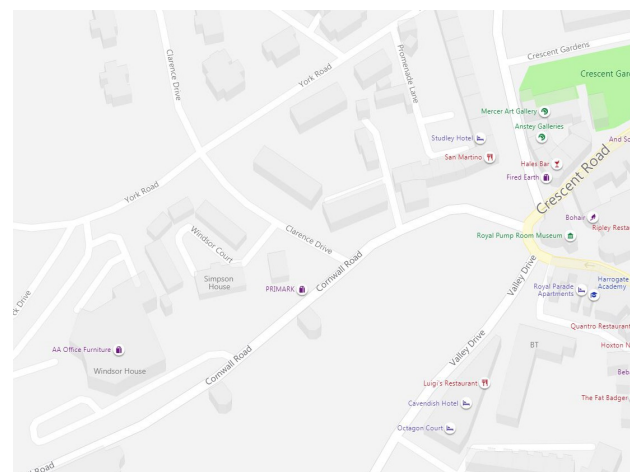


Total Area: 60.0 m² ... 646 ft²
All measurements are approximate and for display purposes only.



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed up Cornwall Road past the Valley Gardens on your left hand side taking the first right. Pass over York Road at the crossing into Clarence Drive where the property can be found on the left hand side.



Apartment 2, 7 Windsor Court, Harrogate

£290,000

MYRINGS

Harrogate's Leading Family Estate Agent



Forming part of an exclusive gated development with an off road parking space is this well presented two bedroom, two bathroom first floor apartment desirably situated within a stone's throw of the Valley Gardens and town centre beyond.

With intercom entry system the building is accessed via a communal entrance. The apartment itself opens to a reception hall with two useful storage cupboards. To the front elevation the open plan living area with engineered wooden flooring is a spacious room which is naturally well lit having large windows, and incorporates a modern fitted kitchen boasting integrated appliances and granite work surfaces. Both bedrooms are well proportioned doubles with the larger having a fully tiled en-suite bathroom, and there is a stylish house shower room with large walk in shower.

The property is located within the leafy Duchy Estate which is regarded as one of Harrogate's most desirable residential addresses. It is only a short walk from the Valley Gardens and town centre which is abundant with attractions such as boutique shopping and fine restaurants, and famed for its Royal Baths, Pump Rooms Museum and 200 Acre Stray Parkland. For Golf enthusiasts, Oakdale Golf Club is on the doorstep. The town is also renowned for it's reputable schools which are all within a short commute, particularly Brackenfield Primary and Harrogate Ladies College. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
3 minutes by foot



Main Roads
A1M 7.8 miles



Train
Harrogate 10 minutes by foot



Airport
Leeds Bradford 12.8 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Services
Mains electric, water and drainage are connected to the property. Heating is electric.

Rating Authority
Harrogate Borough Council Tax Band E

Tenure
Leasehold