



## Oak Tree Lodge, Harlow Manor Park, HG2 0QH

- One-bedroom retirement apartment designed for residents aged 55+
- Bright open-plan lounge and dining area
- Secure communal entry system for added safety and peace of mind
- Beautifully maintained communal gardens for outdoor enjoyment
- Close to local amenities including shops, pharmacies and public transport links
- Private entrance hallway with a large storage cupboard
- Spacious bedroom featuring fitted wardrobes for ample storage
- Stair lift access to all floors, enhancing accessibility throughout the building
- Ample parking available for both residents and visitors
- Council Tax Band D



**Guide Price £150,000**

# Oak Tree Lodge, Harlow Manor Park, HG2 0QH

## DESCRIPTION

Located in Oak Tree Lodge, a delightful one-bedroom retirement designed specifically for those aged 55 and over, offering a perfect blend of comfort and convenience.

As you enter, you are greeted by a private hallway that features a generous storage cupboard, ideal for keeping your living space tidy. The open-plan lounge and dining area create a warm and inviting atmosphere, seamlessly connecting to the kitchen, making it perfect for entertaining or enjoying a quiet evening in. The spacious bedroom is equipped with fitted wardrobes, providing ample storage, while the well-appointed bathroom ensures your daily routines are both comfortable and efficient.

The property benefits from a secure communal entry system, along with a stair lift for easy access to all floors, ensuring that you can navigate the building with ease. Outside, you will find beautifully maintained communal gardens, perfect for a leisurely stroll or simply enjoying the fresh air. Additionally, there is ample parking available for both residents and visitors, making it convenient for guests to visit.

Located just off Cold Bath Road, this apartment is ideally situated near a variety of amenities, including a Sainsbury's Local, pharmacy, and charming coffee shops, all within easy reach. Public transport links are also conveniently close, providing excellent connectivity to the surrounding areas.



EPC

Energy rating C

This property produces 2.3 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

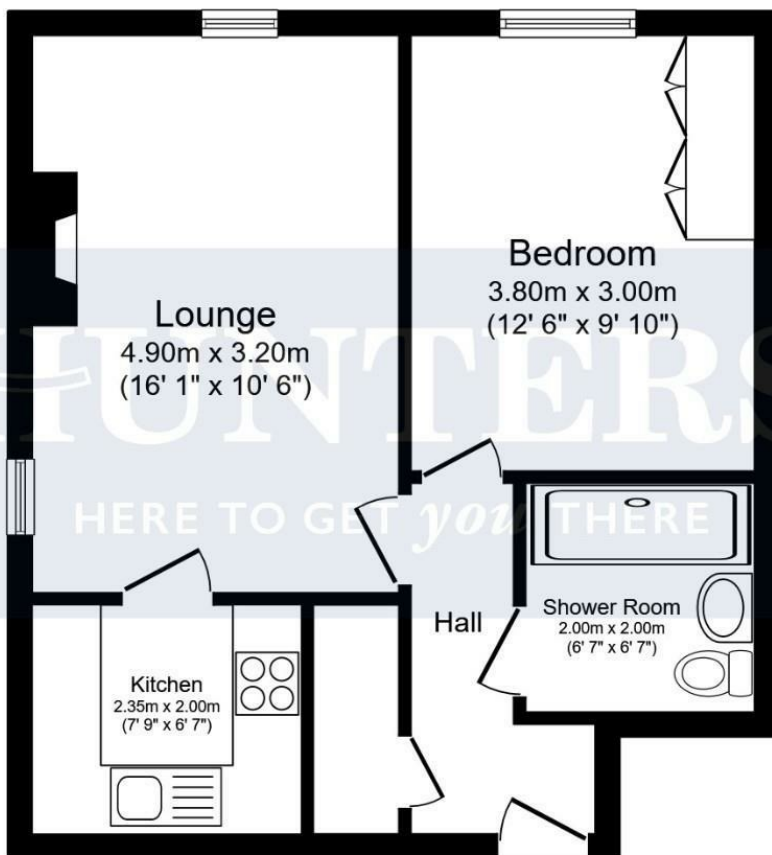
Leasehold Years remaining on lease: 114

Leasehold Annual Service Charge Amount £2,490

Leasehold Ground Rent Amount £150

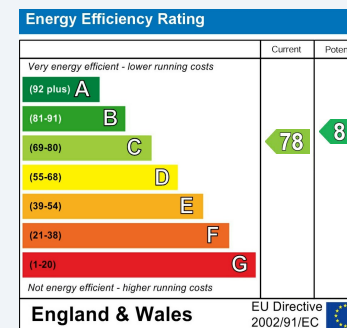
Council Tax Banding: D





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Total floor area 42.4 sq.m. (456 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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