



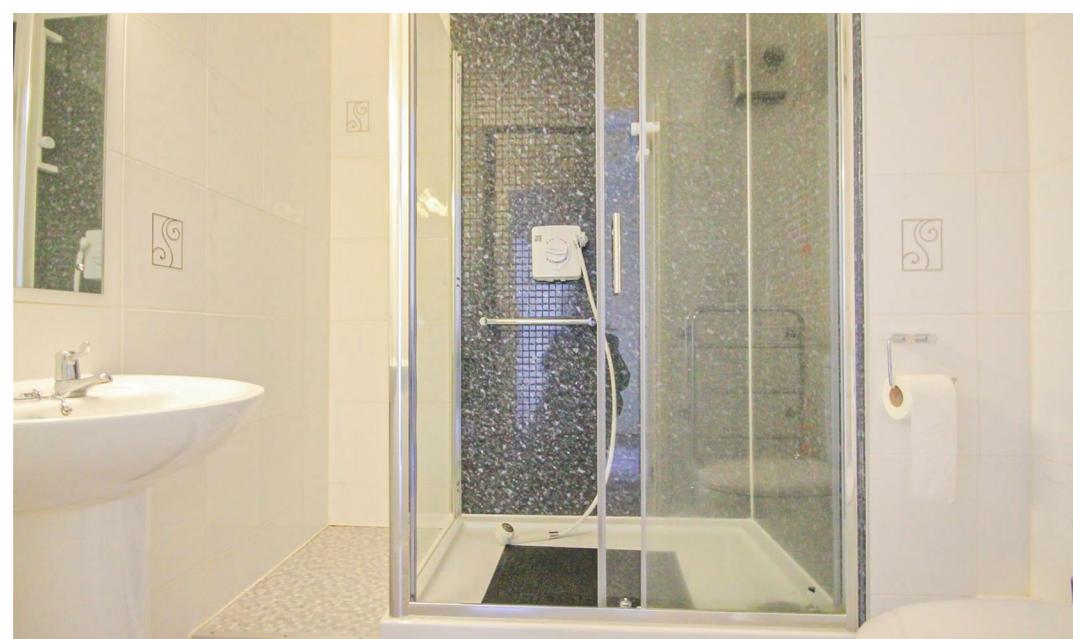
East Parade, , Harrogate, HG1 5LH

- NO CHAIN
- Range of facilities & house manager
- Modern shower room
- Residents parking
- Town centre location
- Exclusive over-60's development
- One double bedroom
- Attractive communal gardens
- Lift to all floors
- Council Tax Band C

HUNTERS®
HERE TO GET *you* THERE

Guide Price £95,000

East Parade, , Harrogate, HG1 5LH





AVAILABLE WITH NO ONWARD CHAIN. A well presented one double bedroom second floor apartment, forming part of this exclusive over-60's development with attractive communal gardens and sought-after town centre location. With a lift to all floors and communal social areas, an ideal opportunity for independent living with an established community.

With a full range of facilities to include house manager, laundry and residents lounge and car parking for residents and for guests, the property is accessed via secure communal entrance . The accommodation comprises: Hallway with large storage cupboard, lounge/diner with double doors opening to kitchen, one double bedroom with fitted wardrobes and a modern fitted shower room.

To the outside are attractive communal gardens and residents parking. There are also guest en-suite facilities available for family or guests to book. To arrange a viewing, please call Hunters Harrogate.

EPC

Energy rating C

This property produces 2.2 tonnes of CO2

Material Information

Tenure Type: Leasehold

Leasehold Years remaining on lease: 94 years

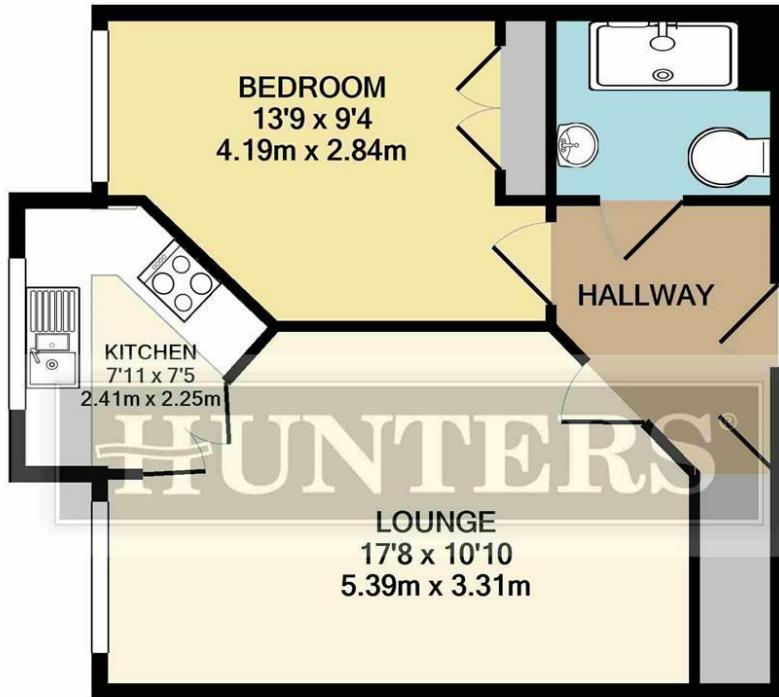
Leasehold Annual Service Charge Amount: £2800

Ground rent £510 per annum

Council Tax Banding: C

Long Term Rentals are permitted

If you already own a dog, you are able to bring the dog with you but no new pets and no cats, this is subject to consent from the landlord which is chargeable.



TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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Viewings

Please contact 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.

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 79 | 81 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.