

FIRST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2022



**1 Windsor Court Clarence Drive
Harrogate**

£360,000

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.

A beautifully presented first floor apartment located in this sought after residential location situated within the very heart of the Harrogate town centre and forming part of a unique development.

The property has been used as a second home, so has hardly been lived in and retains the feeling of newness. It offers extremely high quality fixtures and fittings throughout with the benefit of a communal entrance hall with staircase and lift and a feature communal landing with large window to the first floor.

The apartment comprises: Entrance hall with sensor lighting, large open plan living/dining/kitchen with window overlooking the Valley Gardens and solid wood flooring, the fully integrated kitchen has a fridge freezer, dishwasher, oven, hob and extractor. There is a separate utility room with plumbing for washing machine.

There are two double bedrooms with the master bedroom having an en suite shower room and a fully tiled, luxury house bathroom.

There is allocated parking for one vehicle in the secure courtyard which has electric gates and sensor lighting.

- 2 Bedrooms**
- 1 Reception Room**
- 2 Bathrooms**
- Allocated parking**

DIRECTIONS - HG1 2PE

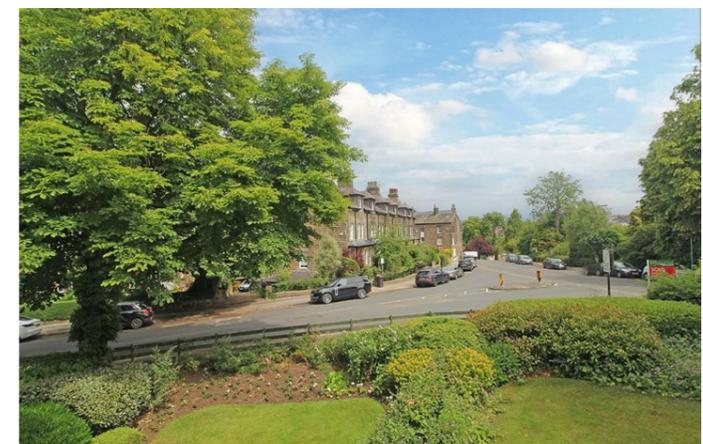
From Parliament Street take Montpellier Hill and cross straight over the Crown Hotel roundabout. Pass the entrance to The Valley Gardens and turn left into Cornwall Road. Clarence Drive is then a turning on the right hand side and the entrance to Windsor Court is on the left.

COUNCIL TAX

The property has been placed in band E.

TENURE

The tenure of the property is Leasehold



EPC RATING:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
63	63		

APPROXIMATE DISTANCES

Town Centre	700 metres
Railway Station	800 metres
Bus Route	350 metres
Airport	12.7 miles