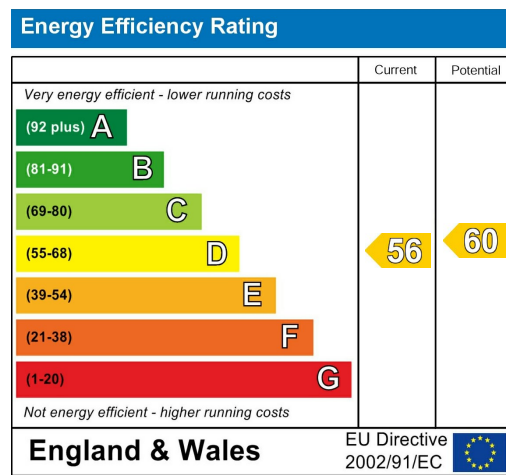


Energy Performance Certificates



Directions

From the Prince of Wales roundabout proceed down West Park Stray and turn left into Beech Grove. Follow the road and Wentworth Court is found as the first turning on the right where there is ample unallocated communal residents parking.

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.



£469,999

Flat 12, Wentworth Court Beech Grove, Harrogate, HG2 0EL

2 Bedroom Apartment

A well presented two bedroomed apartment offering well proportioned living accommodation situated within the ever popular Wentworth Court which has immaculately maintained communal areas and grounds, benefitting from a central location alongside the Stray within walking distance of Harrogate's town centre. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

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

Description

Wentworth Court offers a secure communal entrance with a lift and stairs leading up to the second floor, with another communal entrance hall leading to the apartment. Inside the apartment there is electric underfloor heating, with the living accommodation comprising; a private entrance hall with storage cupboard, South West facing lounge with feature fireplace and a door leading out onto the balcony, modern fitted kitchen with integrated dishwasher, electric hob, double oven, space for a freestanding fridge freezer, plumbing for a washing machine and space for a dining table.

Master bedroom with fitted wardrobes, door leading out onto the West facing balcony and an ensuite shower room with walk in shower, w/c, hand basin and a useful airing cupboard. Second double bedroom, modern house shower room with walk in shower, w/c and hand basin.

With the apartment there is a storage cupboard offering useful storage at lower ground level and the rear exit door which leads out to the good sized garage which has power and lighting. There is a communal laundry, rubbish shoot accessed by each floor and there is a caretaker who visits daily.

Wentworth Court is situated in the heart of Harrogate with easy walking access into the town across the Stray to enjoy all the shopping, restaurants cafes and bars. The apartment is situated at the rear with a West facing balcony which enjoys all the afternoon and evening sun.

AGENTS NOTES; LEASEHOLD 950 YEARS LEFT STARTED IN 1973. SERVICE CHARGE IS £1,100 PER ANNUM.

