



Flat 10, Radlyn Oval, 20 Park Avenue, Harrogate, HG2 9BG

An impressive three bedroom first floor apartment forming part of this attractive purpose built building with lift facilities, enjoying attractive views over The Oval gardens and with the advantage of a private balcony and garage, situated within level walking distance of Harrogate town centre.

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Harrogate 0.5 miles, York 22 miles, Leeds 15 miles (all distances approximate)

Guide Price: £695,000

- Impressive three bedroom purpose built apartment
- Private balcony with views over The Oval gardens
- Prime residential location
- Three double bedrooms and two bath/shower rooms
- Attractive sitting room
- Luxury dining kitchen with integrated appliances and separate utility
- Single garage and visitor parking



General remarks

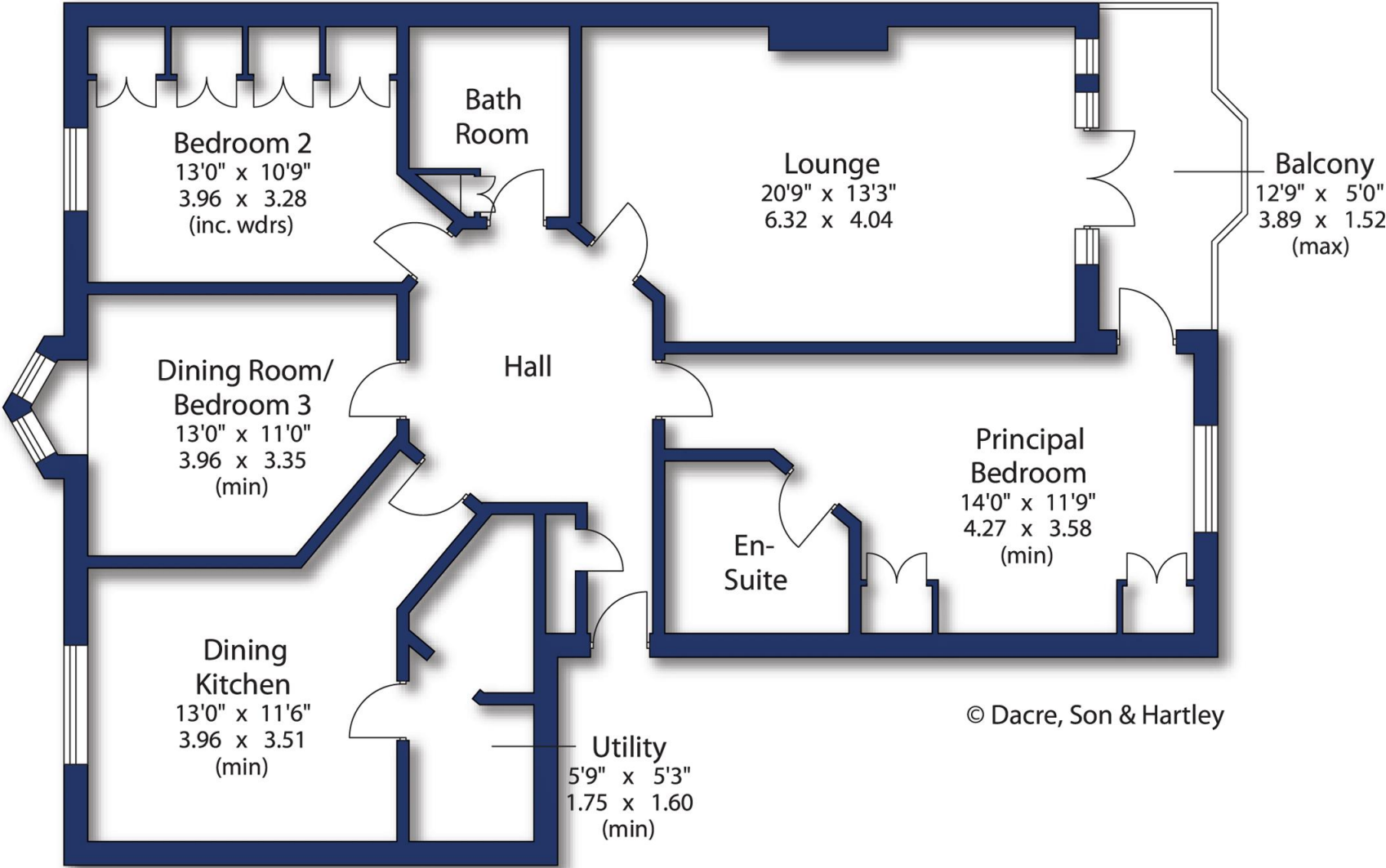
A spacious three bedroom first floor apartment forming part of this attractive purpose-built building, with lift facilities, situated within a prime residential location overlooking The Oval Gardens and within level walking distance of Harrogate town centre. The apartment offers beautifully appointed accommodation throughout and viewing is highly recommended. With gas central heating the property briefly comprises: a pleasant secure entry to communal areas with staircase and lift to the first floor. A panelled door leads into a private large central reception hall with cloaks cupboard. There is a most attractive, well-proportioned lounge with electric flame effect fire and double opening doors to a balcony which overlooks The Oval gardens. A luxury dining kitchen comprises a comprehensive range of matching wall and base units with granite working surfaces and splashbacks over. There is a built-in oak dining/breakfast bar and integrated appliances include a Siemens oven with warming drawer and microwave oven above, a Siemens induction hob with filter hood over, integrated fridge, freezer and slimline dishwasher. There is a separate utility room with space and plumbing for appliances and a useful linen cupboard.

The principal bedroom again enjoys a pleasant aspect over The Oval gardens and has a door to the balcony, also having a range of built-in wardrobes with matching knee-hole dressing table with eye level cupboards above. A luxury en-suite shower room comprises a large walk-in shower and matching wash hand basin with concealed cistern WC and underfloor heating. The guest bedroom has a further comprehensive range of built-in wardrobes and there is a third double bedroom which is currently being used as a dining room. The house bathroom comprises a matching three-piece bath suite with shower attachment over the bath.

Outside, the property has a single garage (17'3 x 8'3), use of the resident's parking spaces and there is a communal bin store.

The property is situated in a prime residential position adjoining The Oval Gardens and is within easy walking distance of Harrogate town centre where there is an excellent range of amenities including a superb selection of bars, restaurants and cafes, as well as shops which cater for all daily needs. There is also a railway station with mainline links.

Floorplans





Mortgage
Advice Bureau

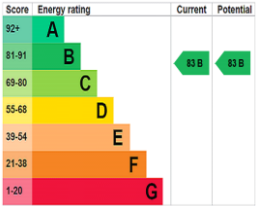
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Contact us

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Directions

From the Prince of Wales roundabout proceed up Otley Road turning left into Park Avenue, where the property can be found further along on the right-hand side.

What3Words ledge.shark.sling

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently G
- The property is within a conservation area

Tenure, Services & Parking

- Leasehold Term : 999 years (less the last 10 days) from 1 April 1991; Ground Rent £75 per annum, service charge £3,411.14 per annum
- All mains services are installed. Heating by gas central heating.
- Single garage and visitor parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view. Would prospective purchasers please note that the Vendor has a personal connection with an employee of Dacre, Son & Hartley

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We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

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