



7 Harlow Oval Court, Harlow Oval, Harrogate, North Yorkshire, HG2

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This spacious three bedroom 2nd floor apartment (1206 sqft) with garage enjoys a quiet setting at the rear of the building with aspects from the balcony and principal rooms across landscaped gardens - NO ONWARD CHAIN.



7 Harlow Oval Court, Harlow Oval, Harrogate, North Yorkshire, HG2 0DT

Guide Price: £325,000

- Prime residential location
- Well-designed 2nd floor apartment
- Recently redecorated / new carpets
- Scope for further improvements
- Spacious reception room
- Three family bedrooms
- Bathroom / separate shower room



General remarks

This well designed apartment with double glazing, gas fired heating and security entry system has been recently redecorated with the additional benefit of new floor coverings and NO ONWARD CHAIN.

There is now the scope for the next owners to carry out their own improvements and interior design to well-maintained kitchen and bathrooms; this being reflected in the guide price of under £300 per sqft.

With the remainder of a 999 year lease and under the jurisdiction of an orderly Management Company the apartments are approached via a stylish reception hall with passenger lift and staircase to the second floor and a private entrance hall for Apartment 7 with excellent storage space.

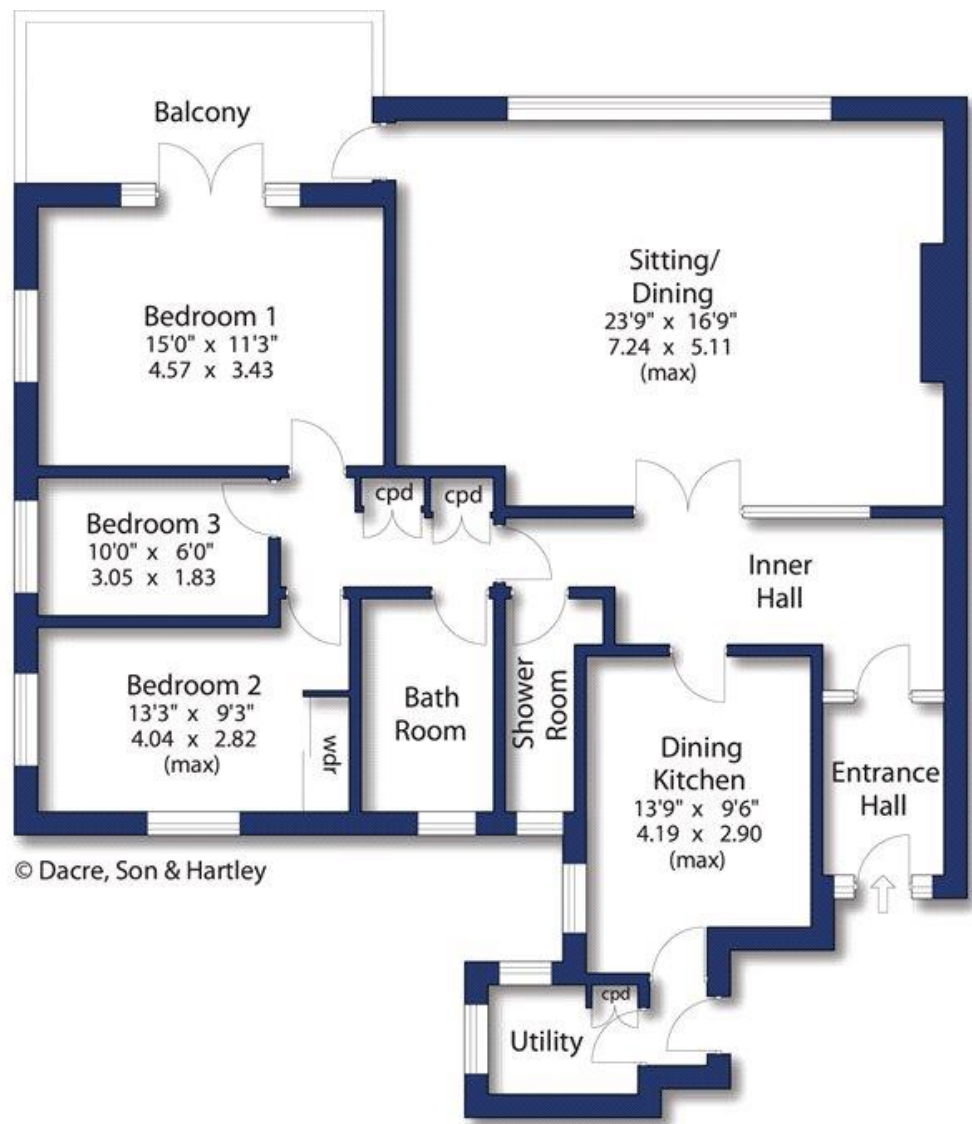
A spacious sitting / dining room has attractive elevated rear aspects and opens onto a superb balcony which is also shared by the principal double bedroom. The kitchen has an extensive provision of fitted cabinets and worksurfaces along with a useful utility room and rear access door.

In addition to the main double bedroom there are two further guest / visitor bedrooms- one of which makes an ideal study and these are served by a house bathroom and a separate shower room.

The apartment comes with a single garage having power and light and communal storage space with off street visitor parking spaces at the front. Attractive lawned communal gardens with seating areas are for the enjoyment of residents and their visitors.

This is a quiet neighbourhood to the West of Harrogate town centre but close to excellent shopping and recreational amenities on Cold Bath Road and the Pinewoods / Valley Gardens. Regular bus services connect Otley Road with the centre of town.

Floorplans





Mortgage
Advice Bureau

01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

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Contact us



01423 877200



harrogate@dacres.co.uk

Directions

Proceeding out of Harrogate on Otley Road turn right into Harlow Oval and then bear left, the apartment building will be found after a short distance on the left hand side.

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Leasehold for the remainder of a 999 year term from January 2002
- Mains electricity and water are installed
- Garage and visitor car 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.

Buyer Anti Money Laundering Checks

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 £26.10 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

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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