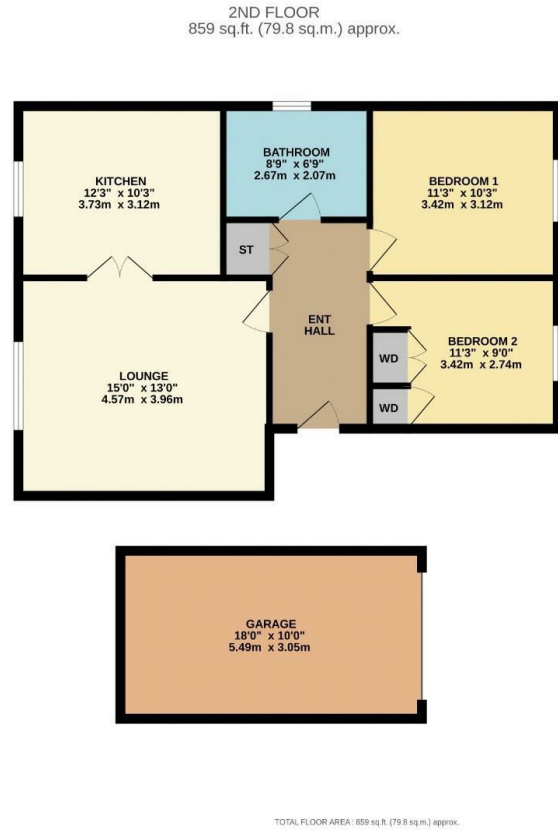
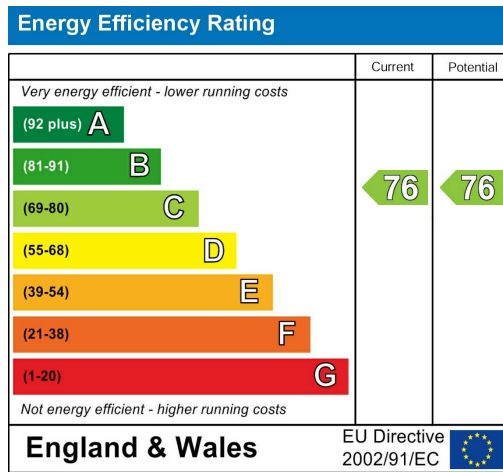


Floor Plan



Energy Performance Certificates



Directions

Proceed up Otley Road and turn right onto Beech Grove. Turn first left onto Lancaster Road and first right onto Victoria Road where the property is easily found on the left-hand side marked by a Hopkinsons for sale board.

Council Tax Band 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.



£230,000

Flat 9, 16, Victoria Mews Victoria Road, Harrogate, HG2 0EJ 2 Bedroom Flat - Purpose Built

A top floor purpose built two bedroom luxury apartment with private garage and well maintained communal gardens located in a popular town centre position close to the famed 200 acre Stray. No chain involved.



HOPKINSONS  
ESTATE AGENTS

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

## Description

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With gas fired central heating and double glazed windows the property briefly comprises; Secure ground floor entrance. There is a staircase to the second floor( no lift).

On the second floor there is a private entrance door to the apartment where there is a reception hall with useful storage cupboard.  
The well planned accommodation features a spacious lounge and breakfast kitchen which incorporates a Viesmann central heated boiler, microwave, fridge/freezer, slimline dishwasher and washing machine.

There are two double bedrooms one which incorporates Fitted bedroom furniture. There is a luxury house bathroom which incorporates a corner shower cubicle as well as a bath.

There is a spacious garage with upper entrance door measuring 18' x 10' internally.

The property is located with a short walk of Harrogate town centre.

In Harrogate there are numerous shops, bars, restaurants and a wide choice of schooling options. It also offers a good road and rail network offering the traveller and commuter access to Leeds, York and London.

**AGENTS NOTES 999 YEAR LEASE - £1700 p/a for Buildings Insurance, water, electric to communal Areas, up keep of grounds and communal areas, roof maintenance and repairs if needed. NO PETS.**

