

Flat 4, 67 Cornwall Road,  
Harrogate, HG1 2NB



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**£269,500**

## **Description**

A well presented three bedroom second floor conversion apartment in this great location bordering with the valley gardens at the rear. The property has its own private entrance on the first floor sharing a communal entrance with one other apartment.

The apartment has the benefit of gas fired central heating and sealed unit double glazing and briefly comprises: Hall with light and airy landing area, sitting room, kitchen with integrated appliances, master bedroom with en-suite shower room, two further bedrooms and bathroom. There is a reserved parking space situated at the front of the building.

Cornwall Road is situated in the ever popular Duchy area of the town near to the Valley Gardens, Pinewoods and open countryside surrounding the town. The centre and all of its amenities are within walking distance making the apartment suitable for a wide variety of purchasers. Easy access can be gained out of the town via a good road network leading to the largest cities within the area.

## **Tenure**

Leasehold. A 999 year lease from an original term.

Service charge £70 per month.

Buildings insurance £1,232 per annum.

## **Services**

All mains services are connected to the property.

## **Council Tax**

Band C.

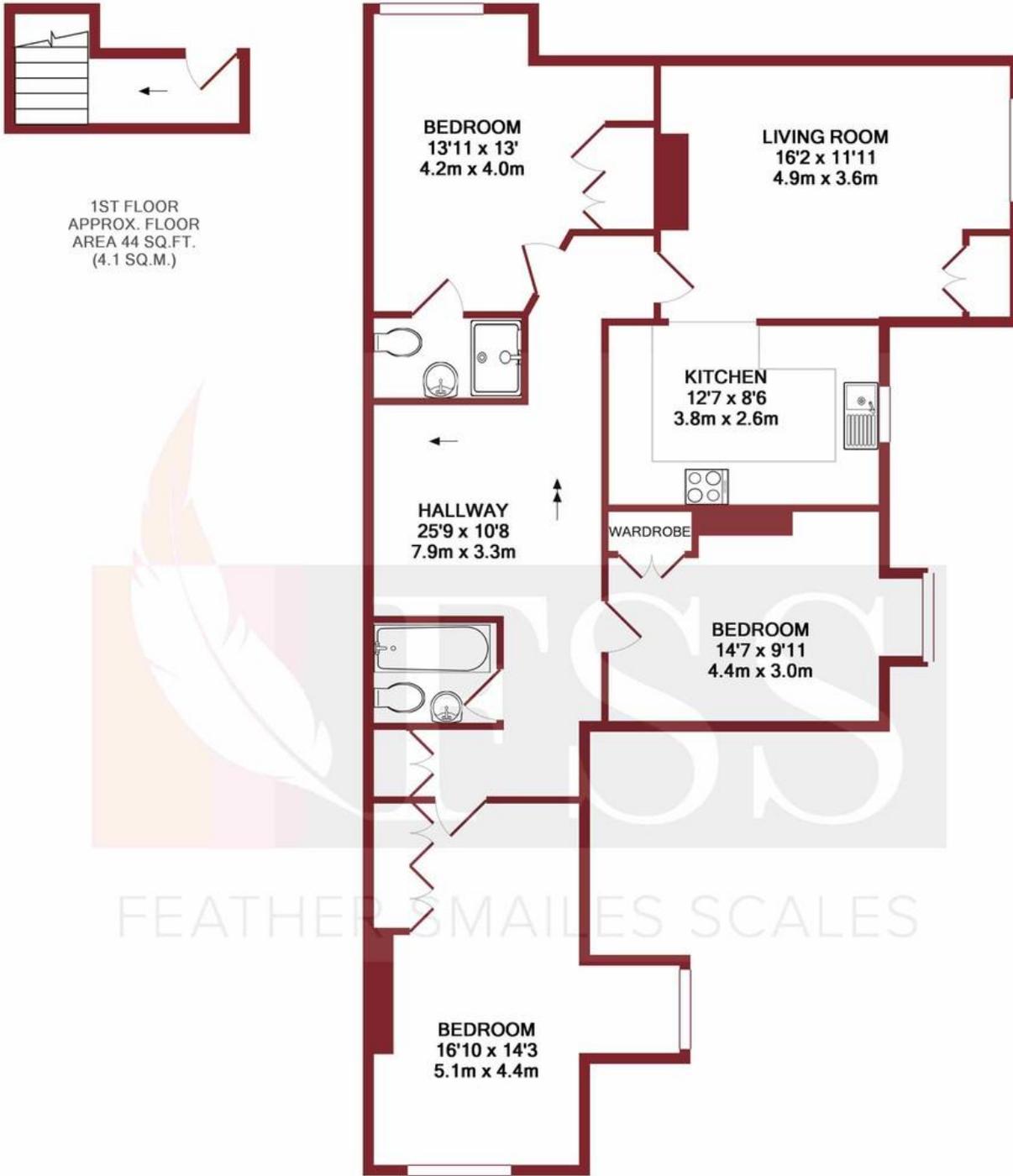
## **Directions**

Proceed down Montpellier Parade, then take the 2nd exit onto Royal Parade. Go along here, then just after the zebra crossing take first left onto Cornwall Road. Number 67 is near the top end on the left hand side.

## **Details Produced**

21st May 2019.





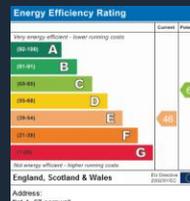
1ST FLOOR  
APPROX. FLOOR  
AREA 44 SQ.FT.  
(4.1 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 998 SQ.FT.  
(92.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1042 SQ.FT. (96.8 SQ.M.)  
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