



Apartment 4, The Grange, 5 Harlow Oval, HG2 0DS Offers in excess of £500,000



Description

We are delighted to offer for sale for the first time since the property was built, this three bedroom, first floor apartment located within an exclusive purpose-built block of six owner occupied dwellings.

Harlow Grange has been particularly well maintained by the current Management Company, it includes UPVC windows, UPVC fascias and gutters plus maintenance free rendering, the gardens, drives, pathways and grounds are immaculately maintained and are for the benefit of the owners of the six apartments only.

Internally this apartment offers a flexible room arrangement including generous and very spacious dining hall, which could if required be incorporated into additional living space and an attractive separate living room, the three generous bedrooms (scarcely provided in other residential developments), two with fitted wardrobes and one with en-suite shower room, are an added bonus.

There is a purpose built single garage as well as ample parking spaces.

In addition to the exceptionally well run development, the head lease provides for one occupant being over 50 years old, excludes children under the age of 18 living permanently on the premises, no pets and prevents any subletting either on a residential let or Airbnb, therefore, in our opinion further enhancing the exclusivity of the apartments.





The communal entrance hall and landings are particularly spacious and immaculately maintained and include a storage cupboard, there is also a passenger lift to the first floor. The property has gas fired central heating, a modern fitted kitchen and has been neutrally decorated throughout.

Located in this elevated position with easterly aspect over Harrogate, the apartment is within close proximity of a Co-op convenience store, two public houses, excellent shopping amenities on the renowned Cold Bath Road and also is readily accessible to the town centre. The Valley Gardens and Pinewoods are also to be enjoyed within close proximity.

Tenure

Leasehold - We are advised there is a 999 year lease from 1st January 1992. The 6 leaseholders sharing the freehold interest.

Nil ground rent.

Service charge and sinking fund contribution £750.00 per quarter.

Services

All mains services are connected to the property.

Directions

From the Prince of Wales roundabout, proceed up Otley Road. Go through the two sets of traffic lights, then take the next right onto Harlow Oval. Follow this road to the left and Apartment 4, The Grange will be on your left hand side.

Details Produced

21st October 2021.

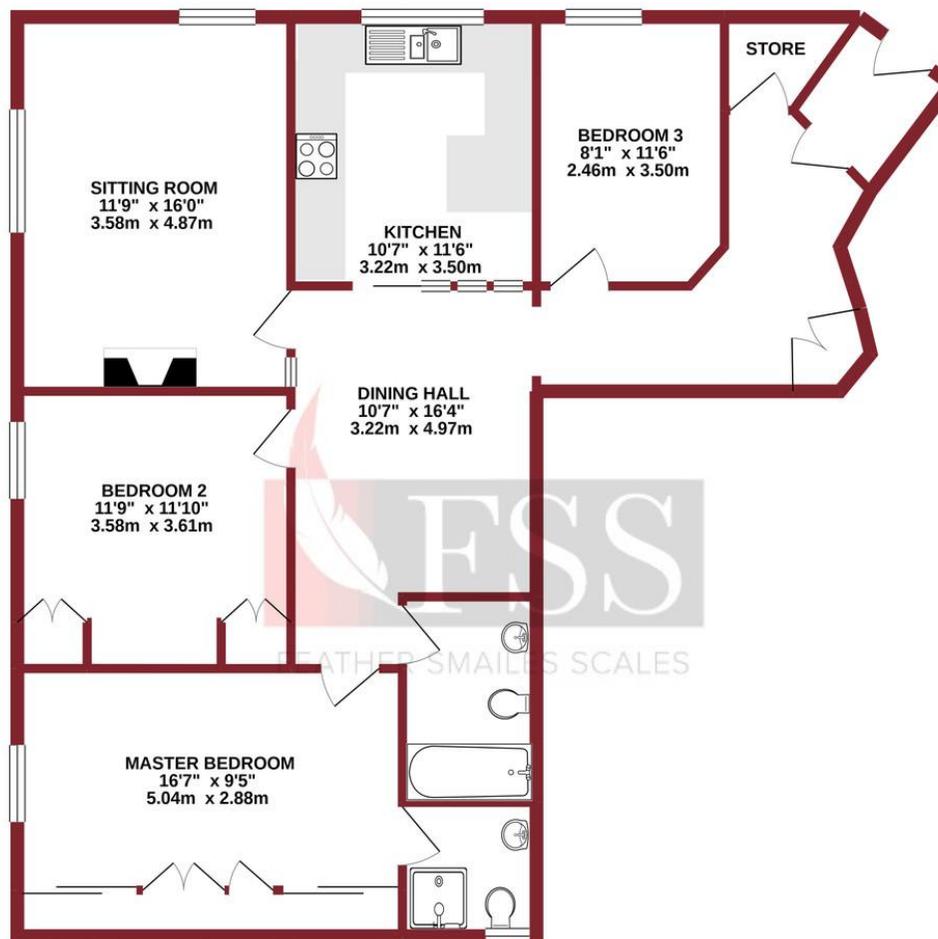








1ST FLOOR
1104 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

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