

Flat 3, Southcliffe, 2 South Drive,
Harrogate, HG2 8AU



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£375,000

Description

A very spacious two bedroom first floor apartment within this well managed and maintained, exclusive development of only five self-contained and privately owned apartments.

The two bedroom, two bathroom apartment offers larger than average accommodation with pleasant outlooks from the principal rooms. Equipped with electric heating and double glazing, the apartment also has a well appointed fitted kitchen. The living room has a feature bay window with a westerly facing aspect and there are also two good bathrooms including an ensuite to the master bedroom.

In addition there is a dedicated and most useful cellar storeroom and 2 allocated parking spaces. There is a communal garden available for the use of residents.

The property would now benefit from some cosmetic redecoration works to taste. However, the exterior of the property has recently undergone a thorough overhaul including attention to the roof and external paint work, the communal hall stairs and landing will also shortly be decorated.

Location

There are local amenities including shopping parades close at hand and the Harrogate town centre is a pleasant walk either along the Leeds Road or across Harrogate's famous Stray. In addition, there are regular bus transport connections into Harrogate, Leeds, Ripon and beyond as well as good access to Harrogate Central railway station and Hornbeam Park railway station.

Tenure

Leasehold term 999 years from 1st January 2002.

Annual ground rent £100.

Maintenance contributions paid 2021 - 22:

610.00 per annum.

Services

All mains services are connected to the property.

Council Tax

We have been advised by the Harrogate Borough Council that the property is in Band E for the purpose of Council Tax.

Directions

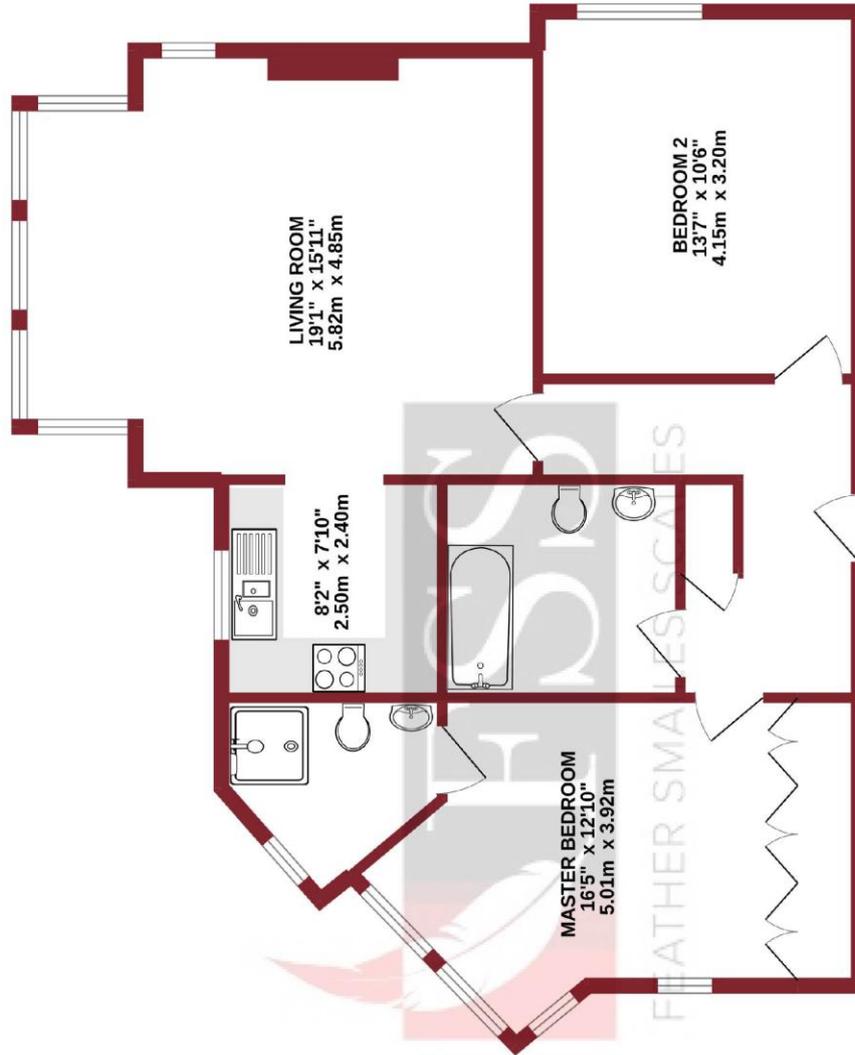
From Station Parade proceed to the traffic lights adjoining York Place and turn right. At the Prince of Wales roundabout turn left on to Leeds Road. At the St Georges Road roundabout take the first exit on to South Drive where the property is the first drive on the right as you hit South Drive.

Details Produced

14th July 2022



FIRST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



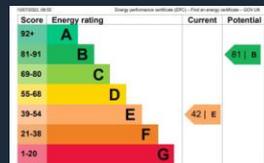
BASEMENT
37 sq.ft. (3.4 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.
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01423 501211
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

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