



210 Victoria Court, 34 East Park Road, Harrogate, HG1 5QX

£97,500

# 210 Victoria Court, 34 East Park Road, Harrogate, HG1 5QX

A one-bedroom retirement apartment in this popular development for the over-55s. The apartment is situated on the first floor and the residents have the use of the well-maintained communal gardens and residents' parking area. Super town-centre location, close to the Stray and shops.

## FIRST FLOOR

### ENTRANCE HALL

Electric heater and large storage cupboard.

### LIVING ROOM

A spacious reception room with window to front and electric night storage heater.

### KITCHEN

Range of wall and base units. Four-ring electric hob with extractor above. Integrated electric oven, plumbing for washing machine and space for under-counter fridge / freezer.

### BEDROOM

A double bedroom with window to front, electric heater, fitted wardrobes and built-in cupboard.

### BATHROOM

Modern white suite comprising low-flush WC, washbasin and shower cubicle. Tiled walls and electric heater.

### OUTSIDE

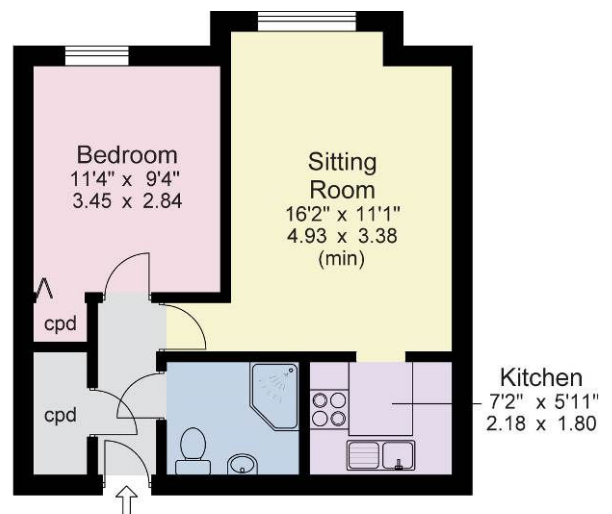
The property has the benefit of well-maintained gardens and grounds and residents' car park.

## AGENT'S NOTE

Victoria Court is a retirement development for the over-55s. The building currently has the benefit of a resident estate manager (with optional daily visits), additional storage areas, communal drying room and guest bedroom with en-suite facilities.

**Tenure** - Leasehold

**Council Tax Band** - B



Approx Gross Floor Area = 455 Sq. Feet  
= 42.18 Sq. Metres

**Verity Frearson**

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)

