

# The Garden Flat, 6 Coppice Drive, Harrogate, HG1 2JE





## Description

The accommodation which has neutral decoration throughout benefits from having a generous living room with lovely wood flooring, a modern fitted kitchen, double bedroom and shower room. There is gas fired central heating and double glazing, including a new porch and front door. There is one parking space conveyed with the apartment.

The property also has the benefit of having been fully refurbished throughout to a high standard. An internal inspection is recommended to appreciate this well presented property. The position is superb being within comfortable walking distance of the town and all of its amenities. Due to the location it will suit a wide variety of purchasers including the commuter as easy access can be gained to the larger cities within the area by both road and rail.

The property may be of interest to investors as it would potentially achieve a rental of around £650pcm.

## Directions

From West Park in Harrogate town centre proceed down Parliament Street in the left hand lane. At the traffic lights at the bottom of the hill continue straight on into Ripon Road and up the hill. Coppice Drive is the second turning on the right hand side with Coppice Towers to be found on the right hand side.

## Tenure

Leasehold. A 999 year lease from 1983. Peppercorn ground rent. Each flat owner is currently paying £60 pcm towards buildings insurance and maintenance. Any other major repairs are split 4 ways. The freehold is owned by the management company of which each flat owner has a share.

## Council Tax

Band A.

## Services

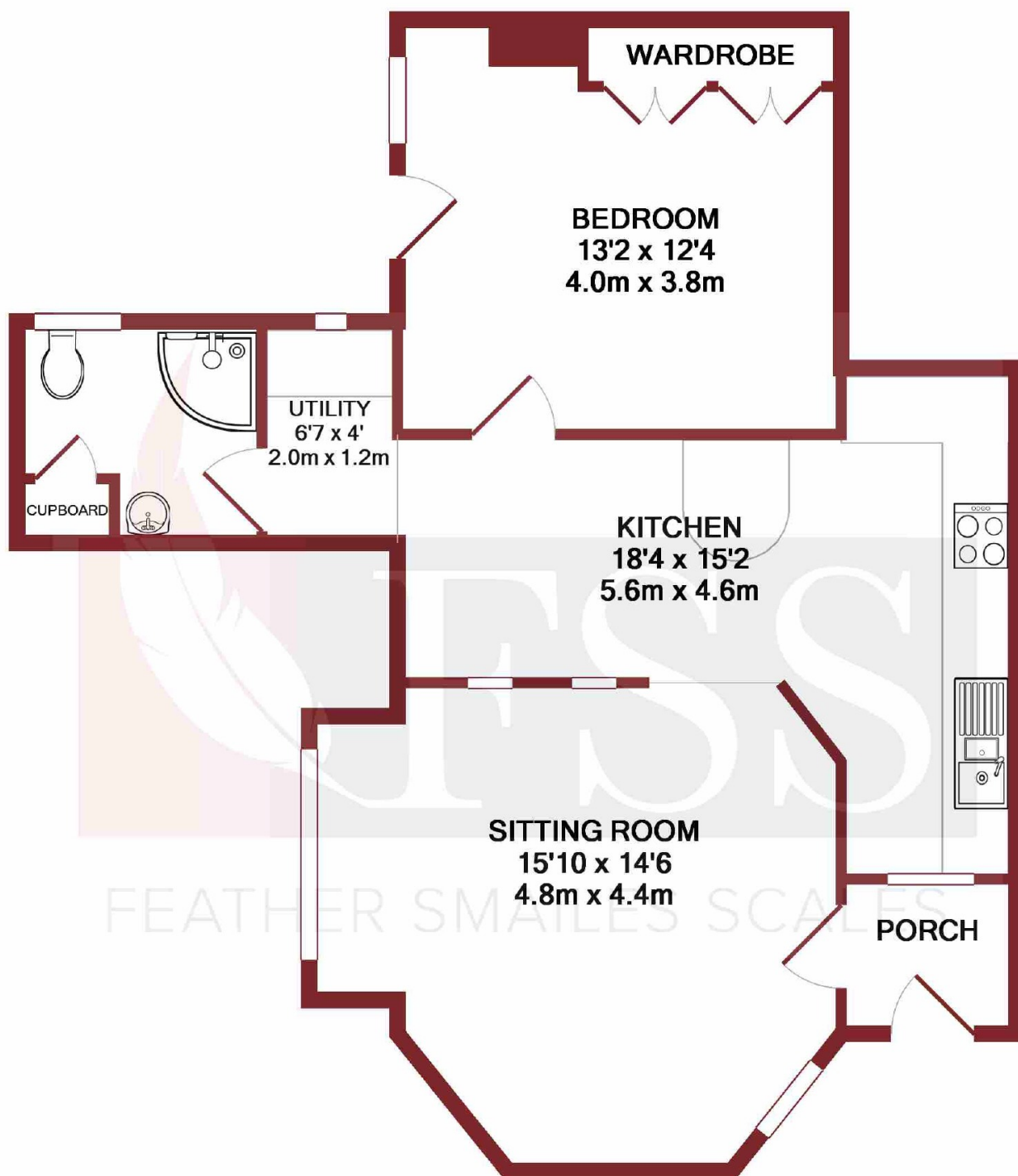
All mains services are connected to the property.

## Details Prepared

9th March 2018.

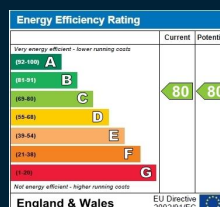






TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.7 SQ.M.)  
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