





## Description

A superbly presented, completely re-furbished two bedroom ground floor apartment, which is ready for immediate occupation. The property has undergone a re-wire, brand new gas fired central heating system, full replacement UPVC sealed unit double glazing, brand new kitchen with integrated oven and hob and stylish bathroom with corner bath and separate shower cubicle.

There is the possibility of creating parking as this property owns the area in front up to the channel in the pavement.

The apartment occupies the ground floor of this attractive Victorian building and is situated on the corner of Knaresborough Road and Newnham Terrace. The immediate area supports a good range of amenities catering for most daily needs, with the town centre only a short distance away.

Also within close proximity is the 200 acre Stray and Hospital, which could make this an ideal investment property for the rental market.

## Tenure

Leasehold. Remainder of a 999 year lease.

## Ground Rent

Peppercorn

## Services

All mains services are connected to the property.

## Directions

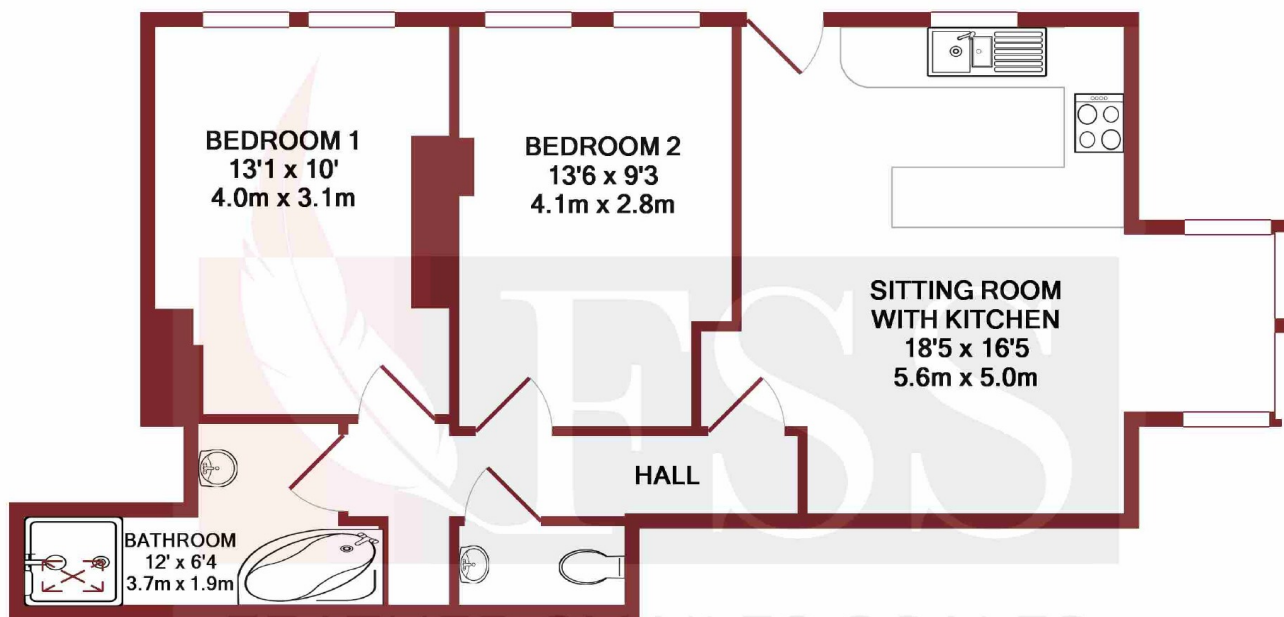
From Station Parade proceed to the traffic lights adjoining York Place. Turn left and proceed to the Empress roundabout, go straight over on to Knaresborough Road, where the property will be seen on your right hand side.

## Details Prepared

25/06/18

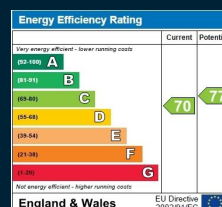






**TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.8 SQ.M.)**  
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