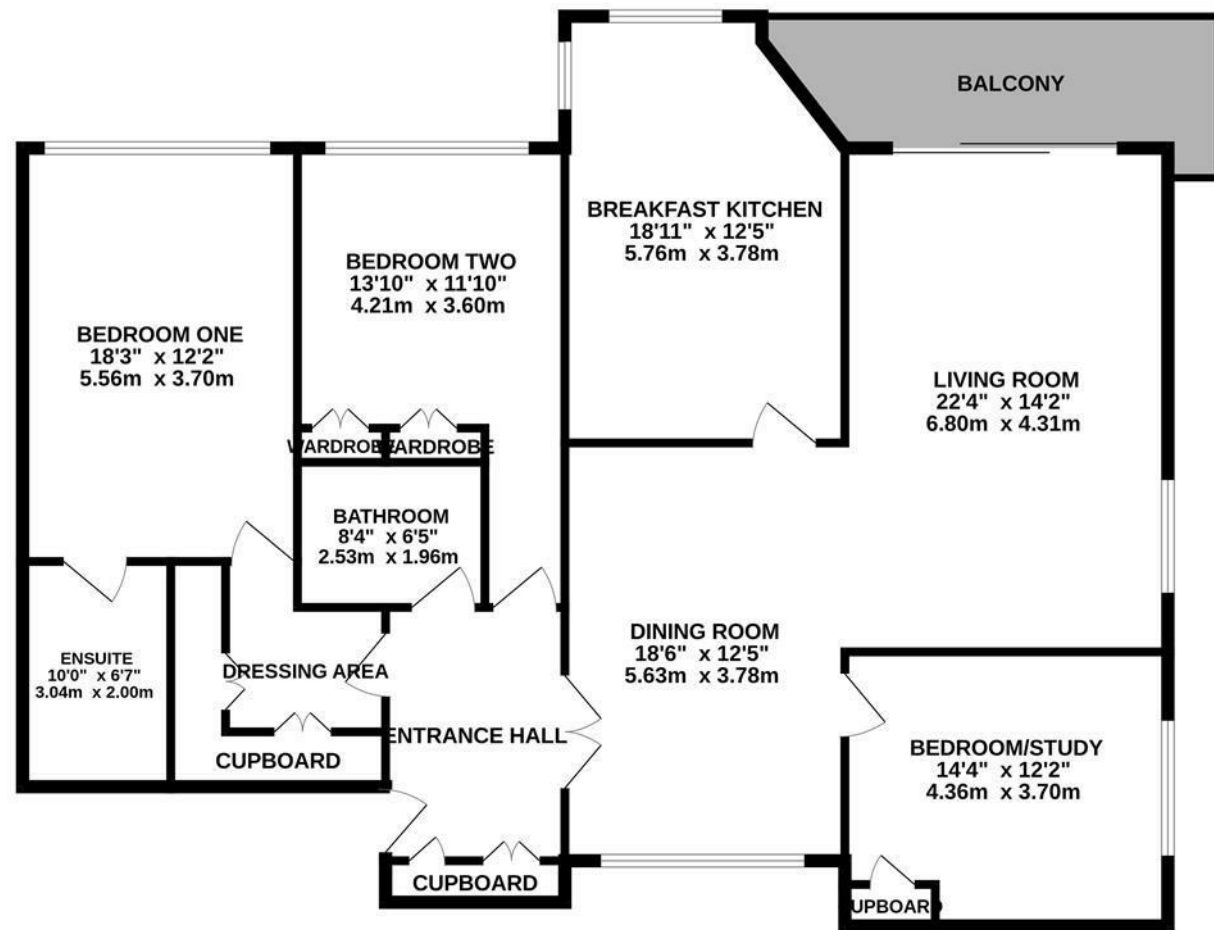


GROUND FLOOR
1664 sq.ft. (154.6 sq.m.) approx.



TOTAL FLOOR AREA: 1664 sq.ft. (154.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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7 Windsor Court 7 Cavendish Avenue
Harrogate

£2,800 Per Month

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A three bedroom, top floor apartment which offers just under 1,700 sq ft of accommodation with stunning views of the Harrogate Stray and being within easy walking distance of the town centre.

The property benefits from recent redecoration, re-carpeting, gas central heating, double glazing and comprises: Communal entrance hall with lift to the third floor, private entrance hall, large open plan living/dining room with patio doors leading to the balcony, breakfast kitchen with a range of wall mounted cupboards, base units and drawers, double oven and hob.

Main bedroom with dressing room and en-suite shower room, bedroom two, bedroom three/study with a range of fitted storage, house bathroom.

The property stands in immaculately kept communal grounds and includes a garage with power and light. There is also ample visitor parking.

3 Bedrooms

2 Reception Room

2 Bathroom

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DIRECTIONS - HG2 8HX

COUNCIL TAX

The property has been placed in band F.

TENURE

The tenure of the property is



EPC RATING:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
71	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles