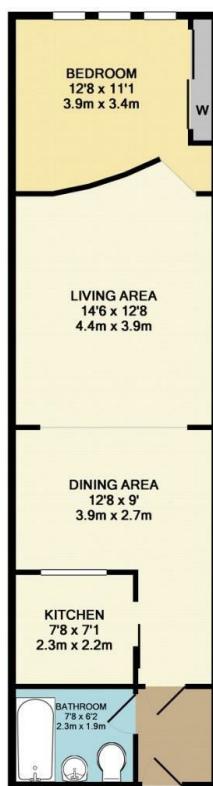
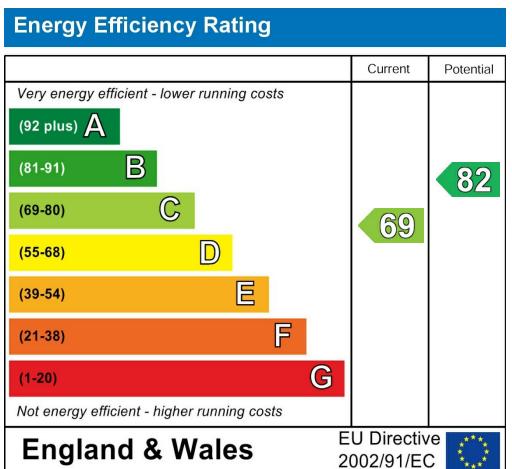


## Floor Plan



## Energy Performance Certificates



## Directions

Proceed out of Harrogate on Parliament Street/A61 until you reach traffic lights at the bottom of the hill. Turn right onto Kings Road and follow the road past the Conference Centre on your left hand side. The property is easily recognisable on the right hand side marked by a Hopkinsons Board.

Council Tax Band A Tenure Leasehold

## Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£159,900**

**Apt 6, St Lukes Court, Franklin Square, Harrogate,  
North Yorkshire, HG1 5DZ**

1 Bedroom Apartment

**A fantastic one bedoomed ground floor apartment with a superb location on Kings Road, benefitting from two parking spaces with a superb location within walking distance of a wide range of the amenities and fantastic transport links in Harrogate town centre.**



**HOPKINSONS**  
ESTATE HAGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

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With electric heating the living accommodation comprises a secure communal entrance door with an intercom system you head into the communal hallway with the entrance to the apartment straight in front of you, private entrance hall which opens out into the main living area which is full of character features and offers a spacious and flexible living and dining area. In the kitchen is an electric hob, electric oven, plumbing for a washing machine and space for a fridge freezer. The modern shower room includes a walk-in shower, w/c and hand basin. To the rear of the property is the master bedroom which is separated from the lounge with a feature glass block wall and fitted wardrobes.

Outside the property there are well maintained communal gardens and two parking spaces for the use of the apartment.

St Luke's Court is a converted church and offers a rare opportunity with a superb location on Kings Road with a wide range of the amenities, restaurants, bars, convenience stores and on a regular bus route into Harrogate town Centre.

Harrogate benefits for wide range of shops, bars, restaurants, Conference Centre, Theatre and fantastic transport links via bus and train to Leeds, Bradford, York and London King's Cross.

AGENTS NOTES: Maintenance/service/ground rent = £118.48 pcm roughly

