



**FLAT 18, CECIL COURT, 107 VALLEY DRIVE**  
Harrogate

**Carter Jonas**

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## **FLAT 18, CECIL COURT, 107 VALLEY DRIVE, HARROGATE, HG2 0JR**

Flat 18 is an attractive first floor apartment within this well managed building. It is presented to an excellent standard throughout and briefly comprises a communal entrance with entry phone system, private entrance hall with airing cupboard/store together with an open plan living/dining kitchen with wide bay window overlooking the Valley Gardens.

The main bedroom has French doors, a Juliet balcony and modern en suite bathroom and is positioned to the rear of the building. In addition, there is a second double bedroom, also with Juliet balcony, and a house shower room.

The apartment benefits from a private allocated parking space situated at the rear of the building where there is also a secure communal bicycle store and bin store.

Cecil Court is situated on Valley Drive, opposite the entrance gates to Valley Gardens and around the corner from Cold Bath Road. Harrogate town centre is also a short walk away.

Agents note - Lessees are not allowed to use the apartment as an Airbnb/holiday let and are not allowed to keep pets without permission from the management group. For further information on these and any other standard restrictions please contact the agent.

**AN EXTREMELY WELL PRESENTED 2 BEDROOM FIRST FLOOR APARTMENT, ENJOYING EXCELLENT VIEWS OVERLOOKING THE ENTRANCE TO THE VALLEY GARDENS AND SITUATED WITHIN EASY REACH OF COLD BATH ROAD WITH ITS MANY BARS AND RESTAURANTS, TOGETHER WITH HARROGATE TOWN CENTRE.**



## ADDITIONAL INFORMATION

**Tenure:** Leasehold. 125 Years from 01/01/2003 therefore 104 years remaining.

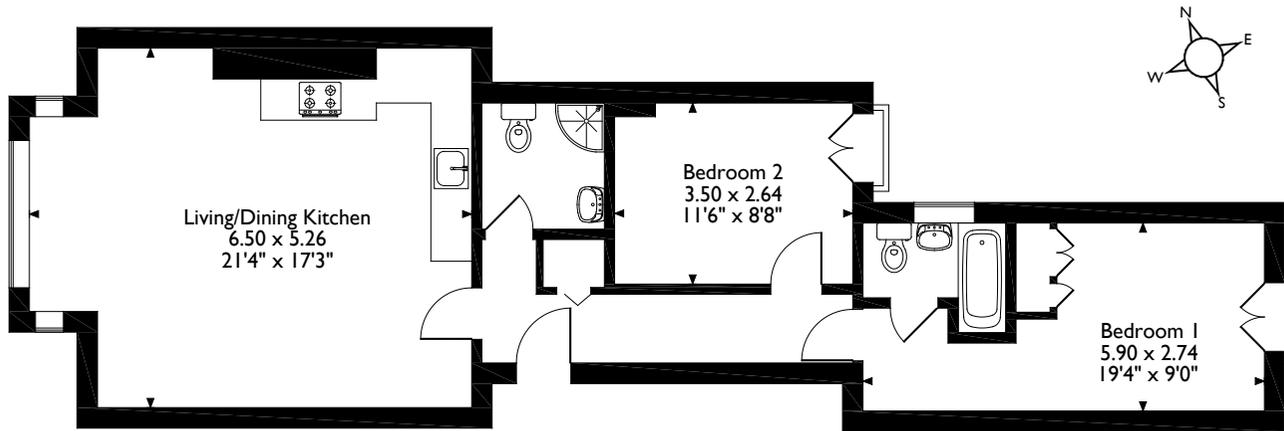
**Service Charge:** £1577.33. Reviewed every year by the management company. Next review March 2024.

**Ground Rent:** £200 per annum. Increases by £200 every 25 years. Next review January 2028.

**Viewings:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.



Flat 18, Cecil Court, 107 Valley Drive, Harrogate  
 Approximate Gross Internal Area  
 743 Sq Ft/69 Sq M



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	7.3	7.6
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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