

FOR SALE



Victoria Court, East Park Road, Harrogate, HG1 5QX
Starting Bid £90,000


MARTIN&CO



- Sought after over 55s development
- One-bedroom first floor apartment
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- Modern kitchen and shower room
- Spacious living room with bay window and feature fireplace
- Double bedroom with two fitted wardrobes
- Lift access and on-site house manager for peace of mind
- Residents' car park



Located within the sought-after Victoria Court development, this well-appointed one-bedroom apartment offers a fantastic opportunity for those over 55 seeking a peaceful and supportive living environment. This friendly and welcoming development benefits from an on-site house manager, beautifully maintained communal areas, and convenient lift access to all floors.

Victoria Court is ideally situated on the edge of Harrogate town centre where residents can enjoy a wide selection of shops, cafes, restaurants, and leisure facilities. The surrounding area offers a mix of green spaces, medical centres, and community hubs, making it a convenient and comfortable location for later life.

Located on the first floor, the apartment comprises a modern fitted kitchen featuring a double oven, hob, integrated dishwasher, plumbing for a washing machine, and space for additional under-counter appliances.

The kitchen flows seamlessly into a bright and spacious living room, complete with a charming bay window and a feature fireplace, creating a homely and comfortable atmosphere.

The double bedroom includes two fitted wardrobes, offering excellent storage. A modern shower room provides practicality and style, with a large walk-in shower, vanity unit with basin, and WC. A handy storage room off the internal hallway provides space for larger items such as luggage or cleaning equipment.

While the apartment would benefit from some cosmetic updating, the kitchen and bathroom have already been modernised, offering a great foundation for further personalisation.

Further information regarding this property includes:

Tenure: Leasehold

Lease: 58 years remaining of a 99 year lease starting in December 1984

Restrictions: Please note that subletting is prohibited by the management company.

Pets are permitted with permission from the management company

Service charge: £310.38 PCM

Council tax band: B

Utilities: serviced by mains electricity & water supply
Heating: Electric storage heaters

Broadband availability: Full fibre with estimated speeds up to 1600 Mbps

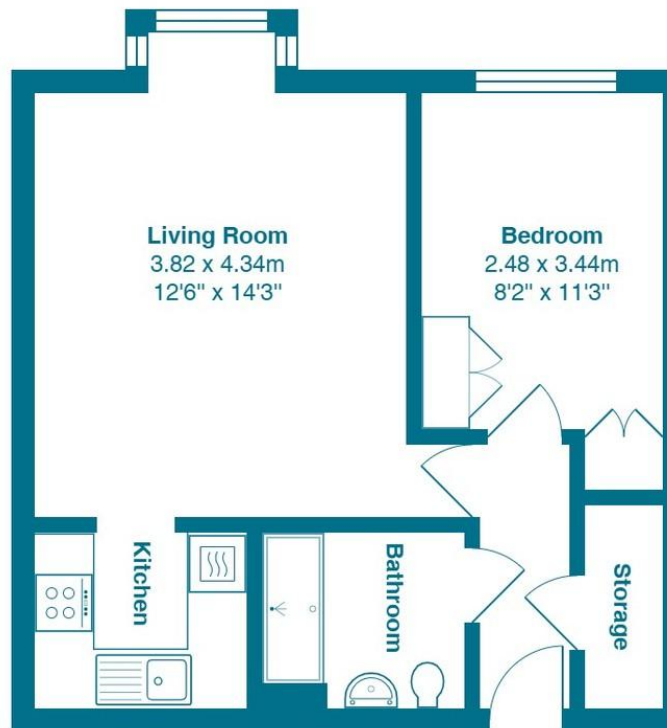
Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas – Very Low
Surface water- Very Low

This property is for sale via the Modern Method of Auction, providing a transparent and potentially swift purchase process by allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





Victoria Court, 34, East Park Road, Harrogate, HG1 5QX

Total Area: 41.5 m² ... 447 ft²

All measurements are approximate and for display purposes only

Martin & Co Harrogate

5 Raglan Street • Harrogate • HG1 1LE
T: 01423565556 • E: harrogate@martinco.com

01423 565556

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

MARTIN&CO

MARTIN&CO The Property Ombudsman