



**2 Bedroomed Apartment**

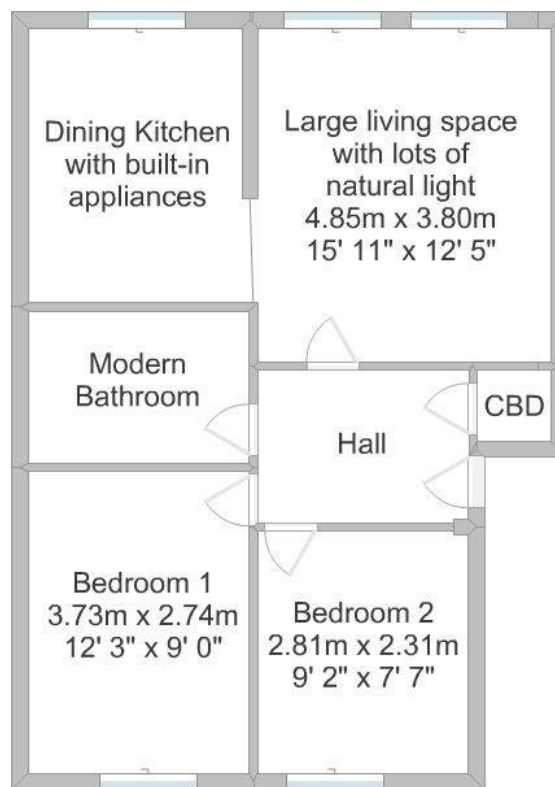
**Offers around £190,000**

# **8 Trafalgar Court**

**Harrogate, HG1 1HN**



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What a location! Sitting in a peaceful spot just off Harrogate Stray, Trafalgar Court is just far enough from main roads to be quiet, yet still in a very convenient position for accessing all the shops, restaurants and entertainments that Harrogate has to offer. With the arrival of a new cinema and restaurant complex just around the corner on Station Parade to further improve the town centre, now is the ideal time to buy in this location.

This modern apartment has been decorated and carpeted ready for new owners, and is ready to move into immediately. The large open-plan living, dining and kitchen space has a light and airy feel due to three long windows that give rooftop views out towards West Park and York Place, with glimpses of The Stray. The kitchen is clean and functional, with integrated cooking facilities, and links through a separate dining area to the main sitting room.

There are two bedrooms, one good double and one slightly smaller guest room, a bathroom with bath and shower, and cloakroom store.

8 Trafalgar Court is an attractive modern apartment, perfect for anyone looking for convenient town centre living with private parking. Call today to book your appointment to view.

### Surroundings

Trafalgar Court is adjacent to Harrogate Stray, 200 acres of protected grassland that surrounds the town. From the end of Trafalgar Road you can see a Waitrose supermarket to one side, and the start of the West Park shops and restaurants to the other, leading down to the centre of town.

Harrogate's train and bus stations are around 10 minutes' walk, with links to York, Leeds, Ripon and beyond. There is excellent road access towards Leeds, Bradford and the A1M.

### Services

The property is connected to mains water, electricity, gas and drainage. Fibre broadband internet is available at speeds of up to 200Mbps.

### Directions

From the centre of town take the A61 Station Parade in the right lane until you reach the Waitrose supermarket. Turn right onto Robert Street and then left onto Trafalgar Road. Trafalgar Court is on the right side, marked by our For Sale board, a member of our staff will be there to meet you.

Energy Efficiency Rating: C

Tenure: Leasehold

Council Tax Banding: C (£1429 p.a.)

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