



£82,500 Guide Price

Forest Grange Close, Harrogate

Apartment | 1 Bedroom | 1 Bathroom

01423 276100

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# Step Inside

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## Key Features

- Chain Free
- Sought-After Location
- Allocated Parking
- Stair Lift

## **Property Description**

A delightful one-bedroomed first-floor apartment with allocated parking, conveniently located close to local amenities.

## **Main Particulars**

This well-presented one-bedroom first-floor apartment is purpose-positioned to meet the needs of individuals or couples, offering a calm, low-maintenance lifestyle in a highly convenient yet peaceful location.

The property benefits from a professionally installed stair lift (which can be removed if not required), providing straightforward and secure access to the first floor, making it particularly well-suited to anyone with mobility issues seeking future-proofed accommodation without compromise.

Internally, the apartment offers a practical and comfortable layout, designed for ease of living and efficient use of space. From the hallway you will find the bedroom which is well-proportioned, the bathroom and the light and spacious living room. Access to the kitchen is conveniently through the living room clearly defining sleeping and living areas.

Externally, the property includes an allocated parking space, removing the stress of on-street parking and supporting day-to-day convenience. The setting is tranquil, with a strong sense of community and minimal through traffic as the property entrance is only shared with the ground floor flat. There are also communal gardens which incorporate laundry drying facilities.

Strategically located between Knaresborough and Harrogate, the flat is within close proximity to local amenities and essential services, while a nearby bus stop provides reliable public transport links for shopping, healthcare appointments, and social activities-reducing reliance on a car.

In summary, this is a sensibly positioned, accessibility-focused home that delivers peace of mind, connectivity, and practicality-an ideal option for buyers prioritising comfort and convenience.

Council Tax Band: A

Tenure: Leasehold (959 years)

Ground Rent: £10 per year

Service Charge: £485 per year

Parking options: Off Street, Residents

Garden details: Communal Garden

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

Accessibility measures: Stair lift



Approx Gross Internal Area  
37 sq m / 403 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and their functionality cannot be guaranteed.

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