



<https://www.freeadsz.co.uk/x-160563-z>

OFFERED WITHOUT CHAIN - This well proportioned, stunning two bedroom two bathroom ground floor apartment is an excellent buy for anyone wishing to purchase in this exclusive location within a gated and secure development. The property has electric heating and is fully Upvc double glazed. This apartment benefits from parquet style solid wood flooring throughout and briefly comprises: Communal entrance hallway entered by security entryphone, large private hallway in apartment, modern white apartment bathroom with separate shower cubicle, master bedroom with modern built in wardrobes and an en-suite shower room in white, second bedroom which is a double, the living room in the apartment is simply stunning, with several large windows and Upvc double glazed double doors opening onto the front maintained grounds this makes for a bright airy room with enough space for a dining area and opening into a contemporary fitted kitchen with integrated appliances. Outside there are delightful maintained grounds which are secured with wrought iron gates, there is designated parking aswell as visitor parkingArea GuideSandringham House enjoys a fantastic position being in a quiet location but yet close to everything. Harrogate Road offers excellent transport links to the city centre, Harrogate and many surrounding areas on a regular basis. There are a vast array of shopping opportunities including Marks and Spencer at Moortown Corner and the numerous bars and eateries on Street Lane are all a short journey away. David Lloyd Leisure Club, Roundhay Park and a number of championship quality golf courses are within the local vicinity.Security EntryphoneInto:Communal HallwayThis carpeted, well maintained communal hallway leads to the inner door taking you to the apartmentApartment HallwayParquet style solid wooden flooring, security entryphone, excellent size storage cupboard which contains the water tank, this could be easily made into a walk in cloakroomOpen Plan Living Room (6.29m x 5.67m (20'8" x 18'7"))This is a beautiful room, when you enter it you are struck by how light and bright this room feels, with the added benefit of the bay double doors it's a really well proportion reception room. Briefly comprising:Fitted Kitchen AreaModern wooden wall and base units, contrasting black work tops with splash back, built in stainless steel oven and ceramic hob, stainless steel extractor fan, integrated washing machine and dishwasher, two bowl stainless steel sink, Upvc double glazed window to the front, continuation of hardwood flooringLiving/Dining AreaUpvc double glazed double doors to the front and Upvc double glazed window to the side, Juliette balcony, continuation of hard wood flooring, wall heaterBedroom 1 (5.74m x 3.26m (18'10" x 10'8"))Two Upvc double glazed windows, continuation of hard wood flooring, built in dark wood wardrobes, door to en-suite, wall heaterEn-Suite Shower RoomWhite suite comprising: Corner shower cubicle, low wc, wash basin, partially tiled white walls, grey tiled flooringApartment BathroomLarge modern bathroom with the benefit of a bath and shower cubicle. White suite comprising of: Bath, low wc, wash basin, separate corner shower cubicle, heated towel rail, white partial tiling to the walls, grey tiled floorBedroom 2

3.62m x 2.27m (11'11" x 7'5")Upvc double glazed window overlooking the front, electric heater, continuation of hard wood flooring, wall heater,Communal GroundsThe property enjoys security from the 24hr double vision gates and is further by security by phone in 24hr maintenance grounds surrounding the apartment. We now have the following apartments situated over the apartment, visitor parking and designed parking.Tenure: Freehold EPC Rating: C, the EPC is not known as it has been prepared by an external company on our behalf and is a document wherein we have no responsibility to sign.This is not included as a service to our customer and is intended as a GUIDE only. 01535 361111 and the rest of the illustration uses only 100% Max Bandwidth. Please call us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 10am to 3pm on Sundays.DirectionsFrom the BP

Roundabout at Moorstown, travel North toward Awoody Gates, passing the Shell petrol station on your left hand side the property is, a short distance along after Sandmoor Drive on the left hand side set just back from Harrogate Road, fixtures & fittings. NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS. THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, FIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE. MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND

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