



Apt 8 The Balmoral, 106 King's Road, Harrogate, HG1 5HH

£220,000

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A stylish one-bedroom first-floor apartment forming part of this exclusive development located in the heart of Harrogate.

This excellent property is finished to an impressive standard and features a spacious open-plan living dining kitchen with integrated appliances, contemporary bathroom and master bedroom.

The Balmoral is a stunning character conversion set within striking landscaped gardens and situated on King's Road, a most convenient location well served by local shops and just a short walk from Harrogate town centre.





GROUND FLOOR ENTRANCE LOBBY

Video-entry system. Stair or lift access to upper floors



FIRST FLOOR ENTRANCE HALL

Deep storage cupboard providing lots of storage space. Central heating radiator. Doors to -

IMPRESSIVE OPEN-PLAN LIVING SPACE

A light and airy room with solid wood flooring.

KITCHEN

High-gloss fitted kitchen with range of soft-close wall and base units with work surfaces having sink and four-ring gas hob with extractor fan over. Integrated Bosch appliances include oven, microwave, dishwasher and fridge / freezer. Double glazed window to the side. Integrated USB ports.

LIVING / DINING AREA

Double glazed windows to the front and side. Space for dining table. Central heating radiator.

BEDROOM

Double glazed window to side. Central heating radiator.

BATHROOM

Modern suite comprising bath with shower over and screen, low-flush WC and wall-mounted vanity unit with inset wash basin. Tiled floor with matching tiles to all wet areas. Chrome heated towel rail and extractor fan. Under-floor heating.

OUTSIDE

Outside the property there is a shared bike/outdoor store and shared use of the communal garden

Council Tax Band - C





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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100)	A	A	(92-100)	A	A
(81-90)	B	B	(81-90)	B	B
(69-80)	C	C	(69-80)	C	C
(55-68)	D	D	(55-68)	D	D
(39-54)	E	E	(39-54)	E	E
(24-38)	F	F	(24-38)	F	F
(1-23)	G	G	(1-23)	G	G
Most energy efficient - higher running costs					
Very environmentally friendly - lower CO ₂ emissions					
(92-100)	A	A	(92-100)	A	A
(81-90)	B	B	(81-90)	B	B
(69-80)	C	C	(69-80)	C	C
(55-68)	D	D	(55-68)	D	D
(39-54)	E	E	(39-54)	E	E
(24-38)	F	F	(24-38)	F	F
(1-23)	G	G	(1-23)	G	G
Not environmentally friendly - higher CO ₂ emissions					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		