



**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.

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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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## Verity Frearson

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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-35) Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-35) Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	