



2 Norfolk House, Portland Crescent, Harrogate, HG1 2TS

£285,000

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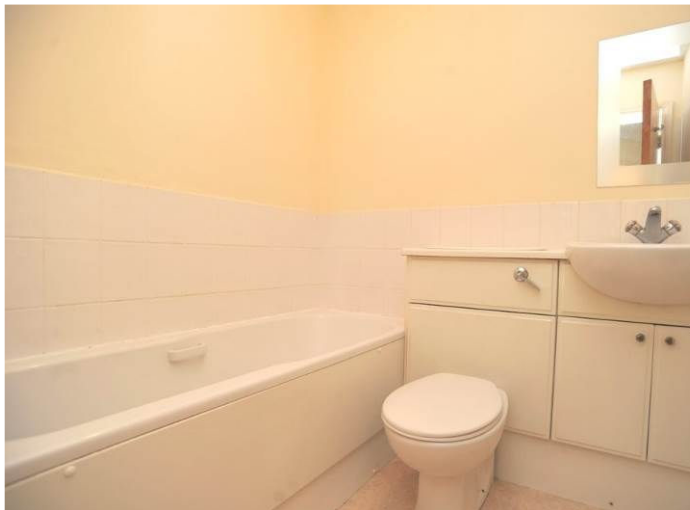
A superb purpose-built three-bedroomed ground-floor apartment offering immaculately presented three-bedroomed accommodation.

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This very comfortable and economical apartment features en-suite facilities, gas central heating and double glazing, plus secure allocated lower-ground-floor parking space.

Coppice Park is an exclusive development of top-quality apartments situated in a quiet and attractive woodland setting, whilst being within the centre of Harrogate, convenient for all of the town's amenities. The apartment is offered for sale with no chain and an early inspection is recommended.





## **GROUND FLOOR**

Security-controlled entrance door leads to –

## **COMMUNAL ENTRANCE HALL**

With passenger lift and staircase leading to the upper floors. Private front door leads to –

## **ENTRANCE HALL**

With fitted double cloaks cupboard, plus cupboard housing the gas-fired central heating boiler with shelving above. Central heating radiator. Coved ceiling.

## **LOUNGE**

Double-glazed windows to rear and side with pleasant aspect. Two central heating radiators. Coved ceiling. Fireplace with living-flame gas fire.

## **BREAKFAST KITCHEN**

Double-glazed window to rear. Extensive range of units comprising fitted base cupboards with work surfaces above having inset 1½-bowl single-drainer stainless-steel sink unit with tiled splashbacks and matching wall-mounted units. Built-in ceramic hob with stainless-steel extractor hood above and split-level double oven adjacent. Integrated appliances include fridge, freezer, dishwasher and washer / dryer. Central heating radiator.

## **BEDROOM 1**

Double-glazed window to rear. Fitted double wardrobe, plus further fitted double and single wardrobes. Central heating radiator.

## **EN-SUITE SHOWER ROOM**

With wash-hand basin set within vanity unit, low-flush WC with concealed cistern and corner shower cubicle. Extractor fan, tiled walls and central heating radiator.

## **BEDROOM 2**

Double-glazed window to side. Central heating radiator. Built-in wardrobes.

## **BEDROOM 3**

Double-glazed window to side. Central heating radiator. Coved ceiling.

## **HOUSE BATHROOM**

White suite comprising panelled bath with shower above, low-flush WC and wash-hand basin. Large wall-mounted mirror above wash-hand basin. Central heating radiator.

## **OUTSIDE**

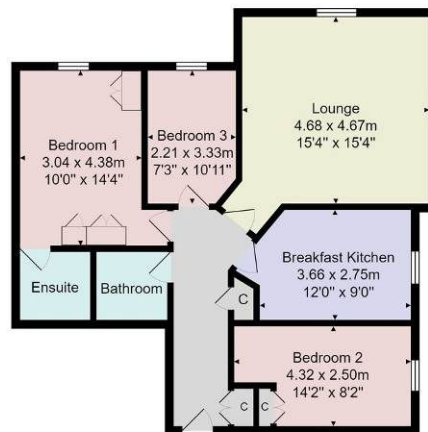
The apartment has the benefit of an allocated parking space in the lower-ground-floor car park. There is also the benefit of a private storage cupboard. Cornwall House stands in its own private grounds, with communal gardens and parking for residents and visitors.

## **TENURE**

Understood to be Long Leasehold having an original term of 999 years.

## **AGENT'S NOTE**

The development has won an award in the Britain in Bloom competition twice in recent years.



Total Area: 84.7 m<sup>2</sup> ... 912 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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