



20 Grosvenor Buildings, Crescent Road, Harrogate, HG1 2RT

£245,000

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A spacious and well-presented two-bedroom first-floor apartment enjoying a stunning position, with windows overlooking Crescent Gardens and the benefit of allocated parking.

This individual apartment forms part of this Grade II Listed building, which was converted in 2002 to provide high-quality and stylish apartments with the benefit of lift access. The apartment provides generous accommodation with a stunning open-plan living space including modern kitchen with oak flooring and windows having a delightful aspect. There are also two double bedrooms, one with a good-sized and recently refurbished en-suite shower room, plus a large house bathroom.

This superb property is situated in a prime position with all of Harrogate's varied amenities on its doorstep.





FIRST FLOOR

ENTRANCE VESTIBULE

ENTRANCE HALL

With electric radiator, video intercom, and door leading to storage room.

LIVING ROOM

A spacious room with oak flooring, electric radiator and feature windows overlooking Crescent Gardens.

UTILITY ROOM

Providing a useful storage space with plumbing for washing machine.



KITCHEN

A modern kitchen with range of Shaker-style wall and base units, built-in appliances including single electric oven and hob with extractor fan over, dishwasher and fridge.

BEDROOM 1

A good-sized double bedroom with range of built-in wardrobes and electric radiator. Door leading to -

EN-SUITE SHOWER ROOM

A modern shower room comprising walk-in shower with glass partition, low-flush WC and wall-mounted washbasin.



BEDROOM 2

A further good-sized double bedroom with electric radiator.

HOUSE BATHROOM

A modern white bathroom suite tastefully decorated with travertine tiling. Low-flush WC, wall-mounted sink and bath with shower. Heated towel rail.

OUTSIDE

Allocated parking space.

AGENT'S NOTES

The property is long leasehold with an original term of 999 years.

The service charge is £390 a month (£4,680 per annum)

The ground rent is fixed at £100 in perpetuity

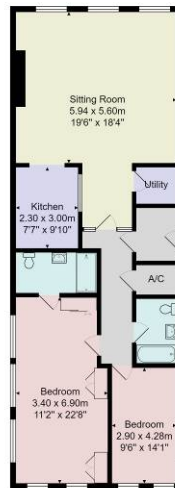
NO pets - existing pets only

Watsons Property Management oversee the management of the building.

Subletting is permitted, but short-term lets are not permitted.



Council Tax Band - E



Total Area: 103.8 m² - 1118 ft²
 All measurements are approximate and for display purposes only.
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