



118 Park Place, Park Parade, Harrogate, North Yorkshire, HG1 5NS

£489,000

## 118 Park Place, Park Parade, Harrogate, North Yorkshire, HG1 5NS

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A fantastic opportunity to purchase a three-bedroom apartment on the eleventh floor of this well-regarded building, enjoying stunning views across the Stray, Harrogate and beyond.

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The impressive and high-quality accommodation comprises a spacious hallway, large open-plan living space enjoying panoramic views, kitchen, three good-sized bedrooms, house bathroom and en-suite bathroom.

Park Place is a popular development sitting in beautiful communal gardens and grounds, with ample visitor and residents' parking and is situated in this most convenient location just a short level walk from Harrogate town centre. The apartment has the added benefit of two garages, a lockable storeroom and the development has the advantage of a live-in caretaker.





## **ELEVENTH FLOOR**

### **RECEPTION HALL**

A spacious reception hall with various fitted storage cupboards.

### **SITTING ROOM**

A large reception room with breath-taking long-distance views across Harrogate, the Stray and countryside beyond. Sitting and dining areas together with an attractive fireplace with electric fire.

### **KITCHEN**

The kitchen comprises a range of quality fitted wall and base units with electric hob, oven and microwave and space for appliances. Window to side.



### **BEDROOM 1**

A double bedroom with window to side and fitted wardrobes.

### **EN-SUITE BATHROOM**

With WC, washbasin, bath and shower.

### **BEDROOM 2**

A double bedroom with fitted wardrobe and window.

### **BEDROOM 3**

A further bedroom with window and fitted wardrobe.



### **BATHROOM**

With WC, washbasin and bath with shower above.

### **OUTSIDE**

The property stands within attractive and well-maintained communal gardens and grounds. The apartment has the advantage of a lockable storeroom, **TWO SINGLE GARAGES** and the use of the generous visitor and residents' parking area.

### **AGENT'S NOTE**

The property is understood to be Long Leasehold having an original 999-year lease.

Subletting is permitted.

Pets are not allowed.

Short-term lets within the building are not permitted (min 1 year).

Service charge - £2311.10 for the year.

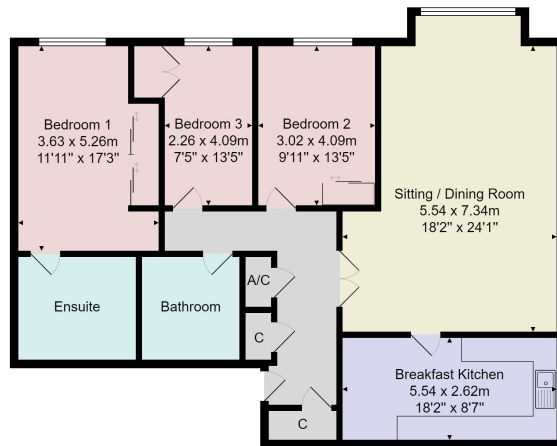
There are no managing agents as the residents manage the building.

The lease is owned by Park Place 96 Ltd. of which the residents are all shareholders.

Please note that the above information has been provided by the owner of the property in good faith but we advise the buyer's solicitors to seek clarification on these points through the conveyancing process.



**Council Tax Band - E**



Total Area: 129.7 m<sup>2</sup> ... 1397 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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