



VERITY  
FREARSON

THE PENTHOUSE, 34 CORNWALL HOUSE, PORTLAND CRES, HARROGATE, HG1 2TR

£600,000



# THE PENTHOUSE, 34 CORNWALL HOUSE,

*Portland Crescent, Harrogate, HGI 2TR*

**A superb penthouse apartment revealing well-appointed and luxurious accommodation extending to over 2,000 square feet.**

This individual and extremely spacious apartment benefits from quality fittings throughout, two en-suite bathrooms and secure underground parking space, and enjoys a very convenient location within walking distance of central Harrogate. Due to the impressive size and scale of the apartment, we believe a third bedroom could easily be created if a buyer required an extra room. The property will appeal to a range of buyers and would be an ideal lock-up-and-leave apartment.

Cornwall House forms part of the prestigious Coppice Park gated development with concierge, situated just off Coppice Drive and is within easy commuting distance of Yorkshire's principal business districts. Offered for sale with no onward chain.



Reception Hall · Breakfast Kitchen · Living Room · Cloakroom

Bedroom 1 With En-Suite and Dressing Room · Bedroom 2 with En-Suite Shower Room

Secure Underground Allocated Parking · Visitor Parking In Communal Car Park · Excellent Storage











## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE VESTIBULE

With security entry-phone system.

#### COMMUNAL RECEPTION HALL

With passenger lift and staircase leading to the upper floors.

### FOURTH FLOOR

Lift access to the fourth floor, with Apartment 34 being the sole apartment on this level. Private front door leads to -

#### RECEPTION HALL

Large entrance hall which could easily be used to incorporate a study area. Central heating radiator and under-eaves storage area. Access to loft storage space. Window to rear. Storage cupboard housing the gas central heating boiler.

#### CLOAKROOM

With WC and washbasin.

### LIVING ROOM

A particularly generous reception room which incorporates very good-sized living and dining areas, with windows to three sides providing a light and airy space. Four central heating radiators.

### BREAKFAST KITCHEN

A stunning kitchen and dining area with glazed doors leading to a Juliet balcony with electric remote-controlled blinds. The kitchen comprises a range of modern wall and base units with quartz worktop and island. High-quality Siemens appliances including two separate ovens along with 900mm induction hob, full-length fridge with full-length freezer units integrated into kitchen; dishwasher, washing machine and extractor hood. Tiled flooring. Central heating radiator.

### BEDROOM 1

A large double bedroom with window to rear and two central heating radiators. Eaves storage area.

### DRESSING ROOM

Window to front and central heating radiator. Fitted wardrobes and dressing table.

### EN-SUITE BATHROOM

A modern white suite comprising low-flush WC, twin washbasins set atop a vanity unit, bath and large walk-in shower. Window to front and heated towel rail. Tiling to walls and floor.

### BEDROOM 2

A large double room with windows to side and rear. Two central heating radiators and built-in wardrobes.

### EN-SUITE SHOWER ROOM

With low-flush WC, washbasin set within a vanity unit, bath and separate shower cubicle. Skylight window to rear, central heating radiator and tiling to walls.

# FLOOR PLAN



Total Area: 199.7 m<sup>2</sup> ... 2149 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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**Outside**

Allocated parking space (No 5) in basement car park. Access to the basement car park is provided by means of a remote-controlled, electrically operated door, giving added security. Additional visitors' parking is available in the communal car park. Beautifully maintained and generous communal gardens with mature planting and several seating areas.

**Agent's Note**

The lease is understood to have an original term of 999 years  
 The service charge is £297 pcm.  
 The ground rent is £100 pa.  
 Subletting is permitted  
 Pets are not permitted.  
 The owner is not aware of any restrictions on short-term lets.

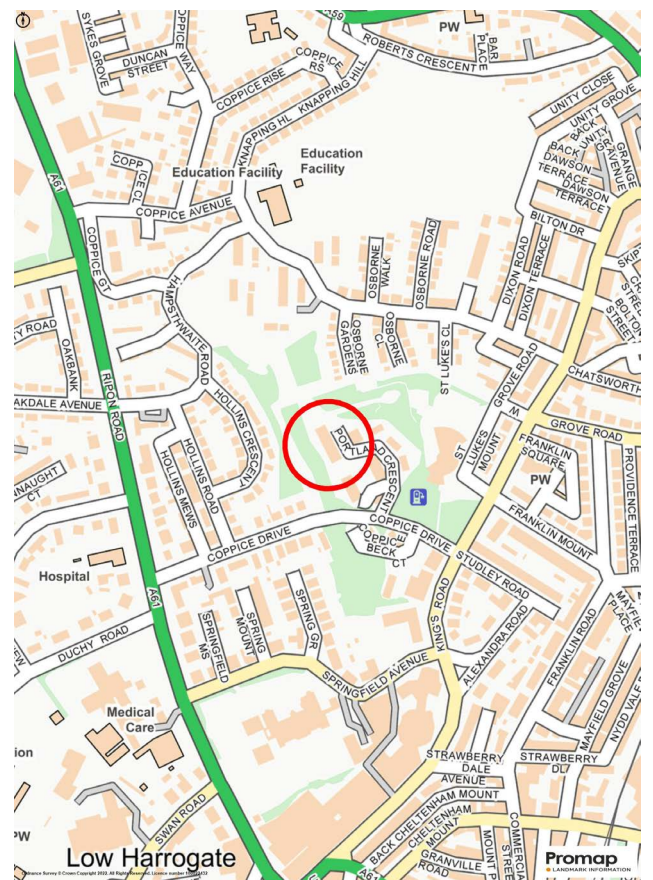
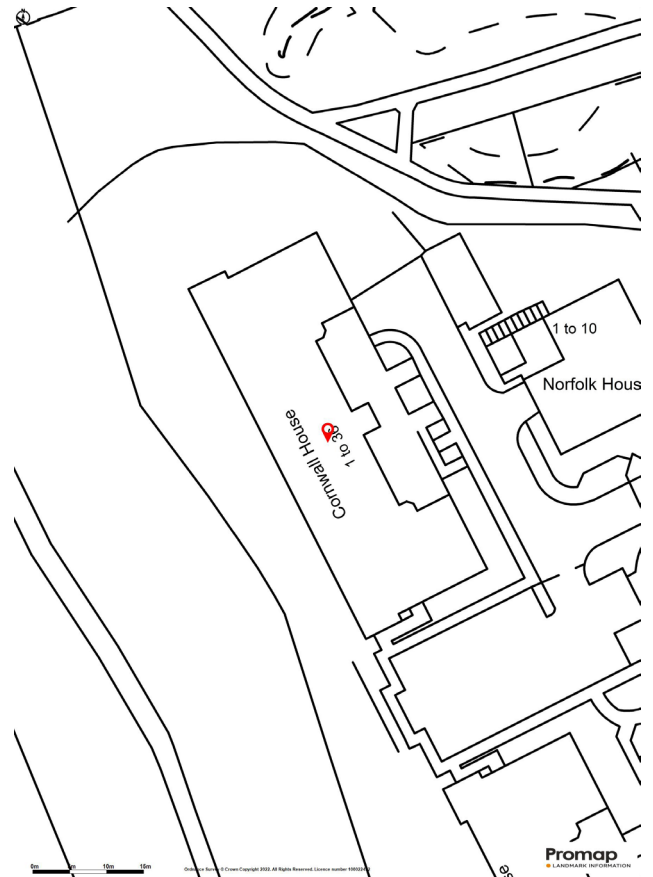
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	83
England & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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