



VERITY
FREARSON

APARTMENT 18 PARK PLACE, PARK PARADE, HARROGATE, HG1 5NS

£500,000

APARTMENT 18 PARK PLACE, PARK PARADE,

Harrogate, HG1 5NS

A spacious and beautifully presented three-bedroom first-floor apartment with two garages and a private balcony overlooking the attractive communal gardens and the Stray beyond.

This impressive apartment has been newly refurbished and updated to a high standard, including fully re-wired, new windows and balcony door. Providing generous accommodation comprising large reception room with glazed doors leading to the balcony, a stylish fitted kitchen and dining area, three good-sized bedrooms, modern bathroom and en-suite shower room.

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.



Sitting / Dining Room · Dining Kitchen

3 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Two Garages · Storeroom · Well-Maintained Communal Gardens







ACCOMMODATION

FIRST FLOOR

RECEPTION HALL

A spacious reception hall with various fitted storage cupboards.

SITTING / DINING ROOM

A large and impressive reception room with space for sitting and dining areas with glazed doors leading to a balcony overlooking the communal gardens.

DINING KITCHEN

With dining area and window overlooking the gardens. The kitchen comprises a range of stylish and newly fitted wall and base units with worktop and inset sink, induction hob and double oven and integrated dishwasher.

BEDROOM 1

A large double bedroom with fitted wardrobes.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and large walk-in shower. Tiled walls and heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes.

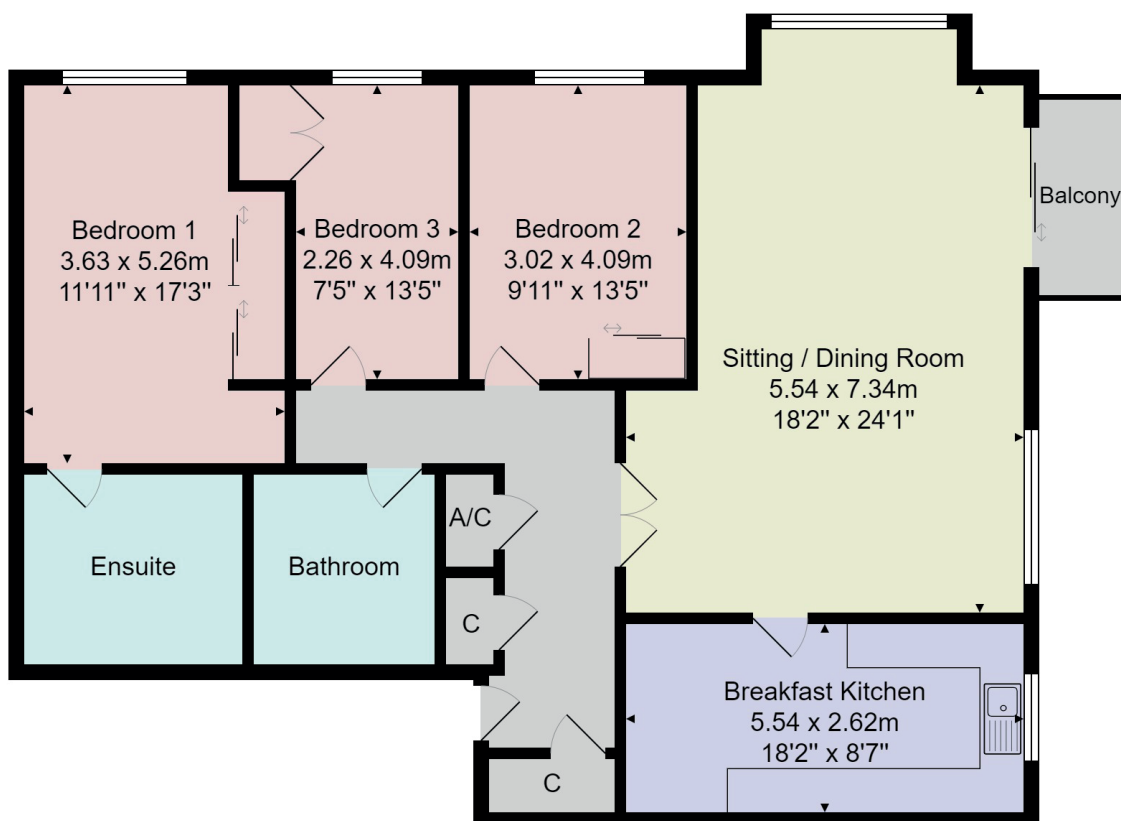
BEDROOM 3

A further good-sized bedroom with fitted wardrobes.

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower above. Tiled walls. Heated towel rail.

FLOOR PLAN



Total Area: 129.7 m² ... 1396 ft²

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

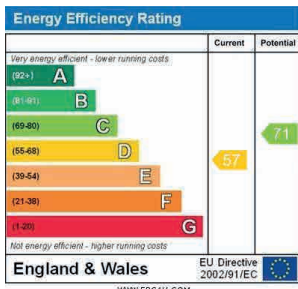
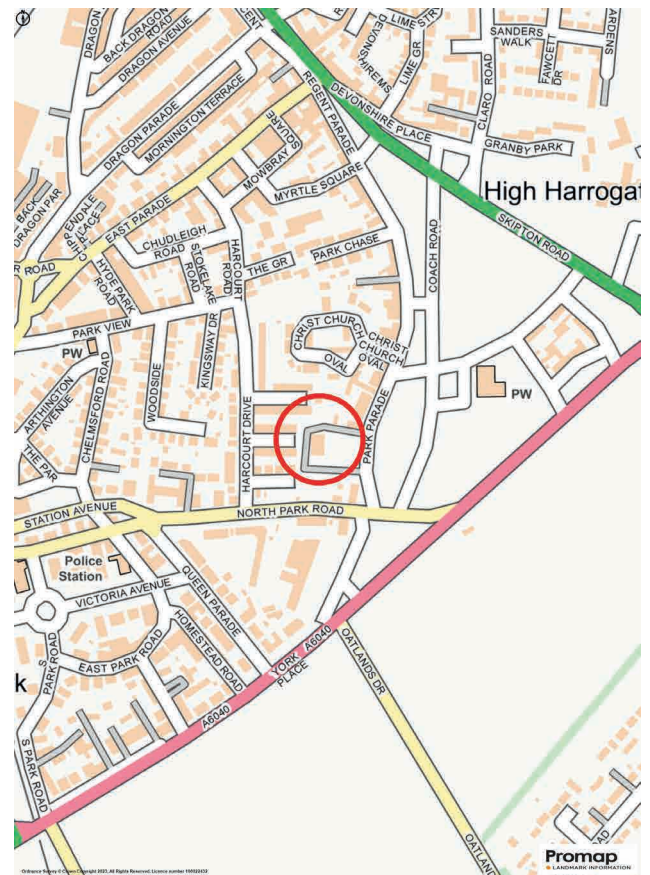
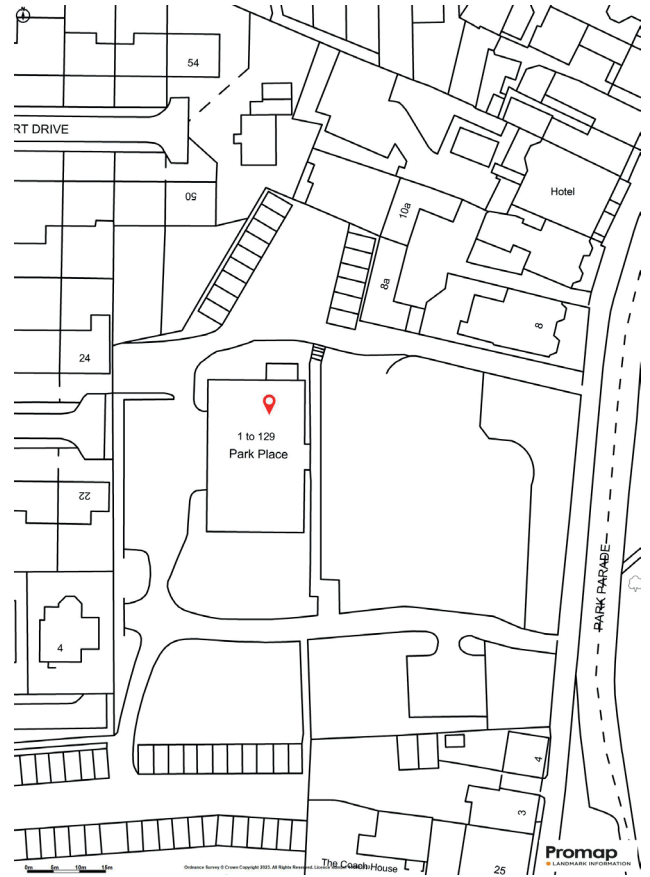
Outside

The property stands with an attractive and well-maintained communal gardens and grounds. The apartment has the advantage of a lockable storeroom, two single garages and the use of generous visitor and residents' parking area. Please note the outside repaint / reseal / replacement of sills etc and repaint of balconies is taking place between July and September 2023. This work has already been paid for by the current owners.

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



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk