



18 Cornwall House, Portland Crescent, Harrogate, HG1 2TR

£225,999



## 18 Cornwall House, Portland Crescent, Harrogate, HG1 2TR

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A beautifully presented two-bedroom second-floor apartment forming part of this popular gated development which adjoins attractive woodland and a park and is within easy walking distance of Harrogate town centre.

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This super apartment, which has lift access and has been updated and modernised by the current owners, provides generous accommodation comprising a large reception room, together with a modern kitchen, two double bedrooms, modernised en-suite shower room and a modern bathroom.

The building stands within attractive and well-maintained communal gardens and the apartment has the benefit of an allocated car parking space within the secure basement car park. Residents also have use of the visitors' parking area. Cornwall House forms part of the highly regarded Coppice Park gated development and has the advantage of an on-site concierge office. The property borders Luchon Way Park on three sides, with the nearest entrance just 20 metres from the main gates and is also within easy walking distance of Harrogate town centre, where there are an excellent range of amenities on offer, including bars, restaurants, shops and railway station.

An early inspection of this super property is strongly recommended. We anticipate that the property would appeal to a wide range of potential buyers, including professionals, those looking to downsize, buy-to-let investors, or anyone seeking a well- equipped apartment in this unique town-centre position.





## SECOND FLOOR RECEPTION HALL

A spacious reception hall with fitted cupboards and boiler cupboard.

## SITTING / DINING ROOM

A large reception room with sitting and dining areas and bay window.

## KITCHEN

With a range of modern wall and base units with gas, hob and electric oven, breakfast bar, integrated fridge / freezer, dishwasher and washing machine. Windows to two sides.

## GUEST BEDROOM/OFFICE

A double bedroom with fitted wardrobes and bay window.

## EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin set with a vanity unit, and shower. Heated towel rail.

## BEDROOM 1

A further good-sized double bedroom.

## BATHROOM

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

## OUTSIDE

Secure electric gates provide access at the main entrance of the development. The property has the advantage of an allocated parking space in the 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. The property stands within attractive and well-maintained communal gardens, with Concierge's Office, which are for the use of all residents.

## AGENT'S NOTE

The lease is understood to have an original term of 999 years.

The service charge is approximately £2,250 (for 2023)

The ground rent is £100 per annum.

Subletting is permitted.

Pets are permitted, subject to prior approval.

Short-term lets are not permitted.

**Tenure** - Leasehold

**Council Tax Band** - E







Total Area: 72.2 m<sup>2</sup> ... 777 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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## Verity Frearson

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| Energy Efficiency Rating |   | Current      | Potential    |
|--------------------------|---|--------------|--------------|
| Energy Efficiency        | A | B3           | B4           |
| Energy Conservation      | B |              |              |
| Energy Efficiency        | C |              |              |
| Energy Conservation      | D |              |              |
| Energy Efficiency        | E |              |              |
| Energy Conservation      | F |              |              |
| Energy Efficiency        | G |              |              |
| England & Wales          |   | BS 8206:2019 | BS 8206:2019 |
|                          |   | 2020/11/01   | 2020/11/01   |