



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

£450,000

Offers Over

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A superb, light and airy two-bedroom first-floor luxury apartment forming part of a prestigious development within the centre of Harrogate, having lift access and attractive views directly over the beautiful Crescent Gardens and the Royal Hall and Spa buildings.

This most individual apartment is situated in arguably the best position within the development and features an exceptionally large open plan reception room, with well-appointed kitchen, plus two bedrooms and two bathrooms.

Prime central location within a short walking distance of all of Harrogate's shops, cafes, restaurants and bars and only a short stroll from the beautiful Valley Gardens and the Stray. With the benefit of a private off street parking space to the rear. Internal inspection is highly recommended.





GROUND FLOOR

Security controlled entrance with lift and stairs to the upper floors.

FIRST FLOOR ENTRANCE HALL

Fitted cloaks cupboard. Airing cupboard housing hot water cylinder.

LIVING AREA & KITCHEN

A stunning open-plan living area with large, curved wall having five large arched double-glazed windows overlooking Crescent Gardens and the Royal Hall. Oak flooring and electric radiators.

The kitchen comprises an extensive range of modern fittings with granite working surfaces incorporating hob, oven below, hood above, washer/dryer, dishwasher and fridge.



BEDROOM

With double glazing window overlooking Crescent Gardens. Electric radiator. Fitted wardrobes with sliding doors.

ENSUITE

Modern suite in white comprising walk in shower with glass screen, washbasin and WC. Built in bathroom cabinet and heated towel rail.

BEDROOM TWO

With double glazed window overlooking Crescent Gardens, Electric radiator. Fitted wardrobes and high - level storage cupboards above.



BATHROOM

Modern suite in white comprising panelled bath, washbasin and WC. Built in bathroom cabinet and heated towel rail.

OUTSIDE

The property has the advantage of allocated car parking.

Tenure

The property is leasehold and has an original lease length of 999 years.

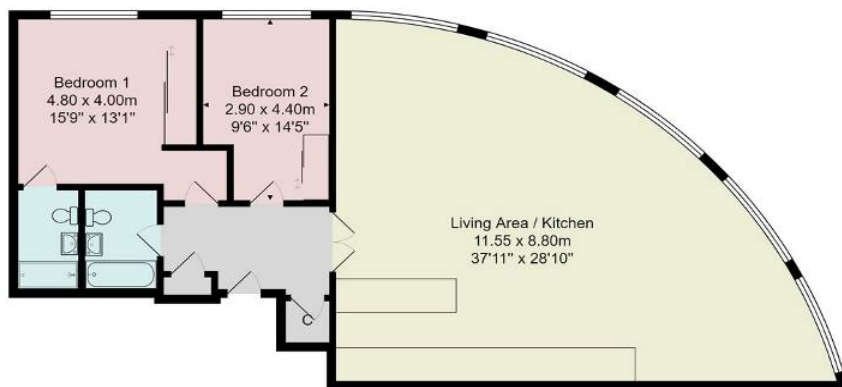
The annual ground rent is £100

The annual service charge is £5,749.56

Subletting is permitted.



Council Tax Band - F



Total Area: 124.7 m² ... 1342 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.
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