



VERITY
FREARSON

APARTMENT 2 WIMBORNE, 62 KENT ROAD, HARROGATE, HG1 2NL

£450,000

APARTMENT 2 WIMBORNE, 62 KENT ROAD,

Harrogate, HGI 2NL

A spacious and beautifully presented three-bedroom first-floor apartment with entry phone system, private garden, garage and basement storeroom, situated in this prestigious location within the Duchy estate, close to Harrogate town centre.

This well-appointed apartment provides generous accommodation comprising a large reception room with living-flame gas fire, well-equipped, modern kitchen, three good-sized bedrooms, including a main bedroom which has an en-suite shower room and dressing room, utility and modern bathroom. There is also the rare benefit of a private garden located to the front and side of the building and a newly built single garage with electric door and basement storeroom.

The apartment forms part of this attractive period building situated in a desirable location the heart of the Duchy estate, just a short walk from Harrogate town centre. Offered for sale with no onward sales chain.



Sitting/Dining Room · Kitchen · Utility

3 Bedrooms · En-Suite Shower Room · Bathroom

Single Garage







ACCOMMODATION

FIRST FLOOR

SITTING / DINING ROOM

A spacious reception room with space for sitting and dining areas, with a window to the side and an attractive fireplace with living-flame gas fire.

KITCHEN

With a range of modern wall and base units with granite worktops, point for a cooker, integrated dishwasher and space for a fridge/freezer.

BEDROOM 1

A large double bedroom with windows to the side. Dressing room with fitted clothes storage and drawers. There is also storage in the window seating.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

A further large double bedroom with fitted wardrobes.

BEDROOM 3

A further bedroom or reception room, currently used as a dining room.

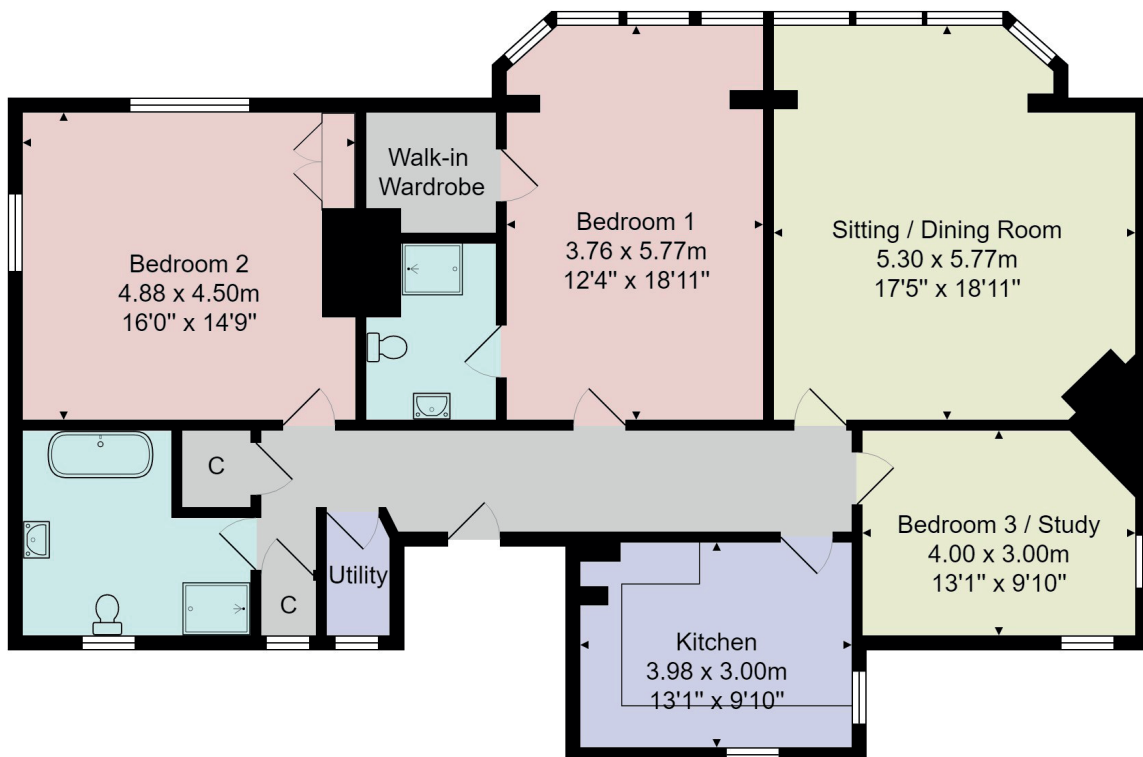
BATHROOM

A white suite comprising WC, washbasin, shower and large bath. Tiled walls and floor. Heated towel rail.

UTILITY

With space and plumbing for a washing machine and fitted cupboard. Window to side and tiled floor.

FLOOR PLAN



Total Area: 137.0 m² ... 1474 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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Outside

A shared drive leads to a newly built single garage which has light and power and electric door. The apartment has the benefit of a private garden. As you walk along the drive towards the property, all the garden on the left-hand side belongs to the apartment, as well as the patio sitting area on the right. The apartment also has the benefit of a private basement storeroom.

Agents Note

The property is long leasehold, having an original term of 999 years (955 remaining). Subletting is only permitted with the landlord's consent.

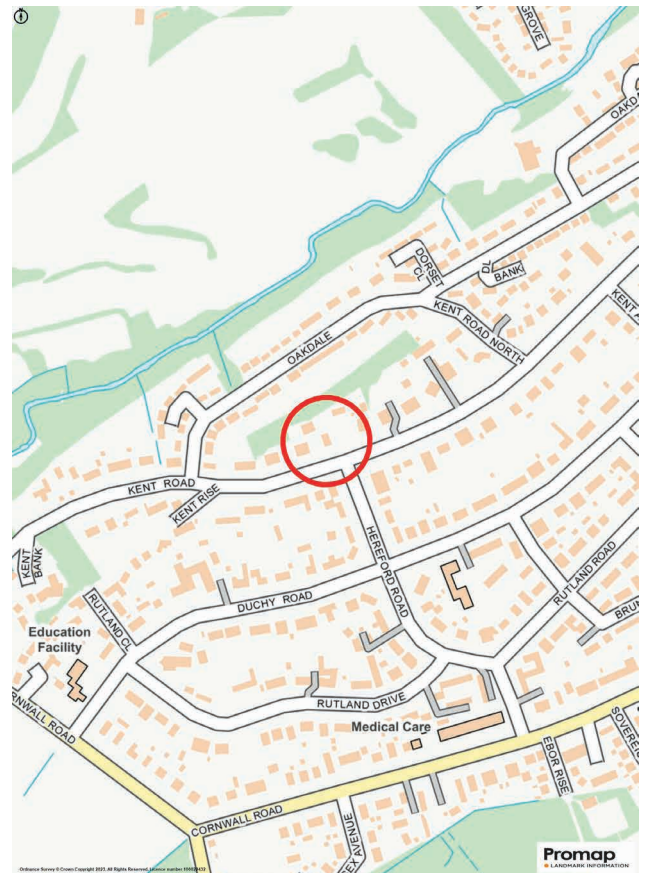
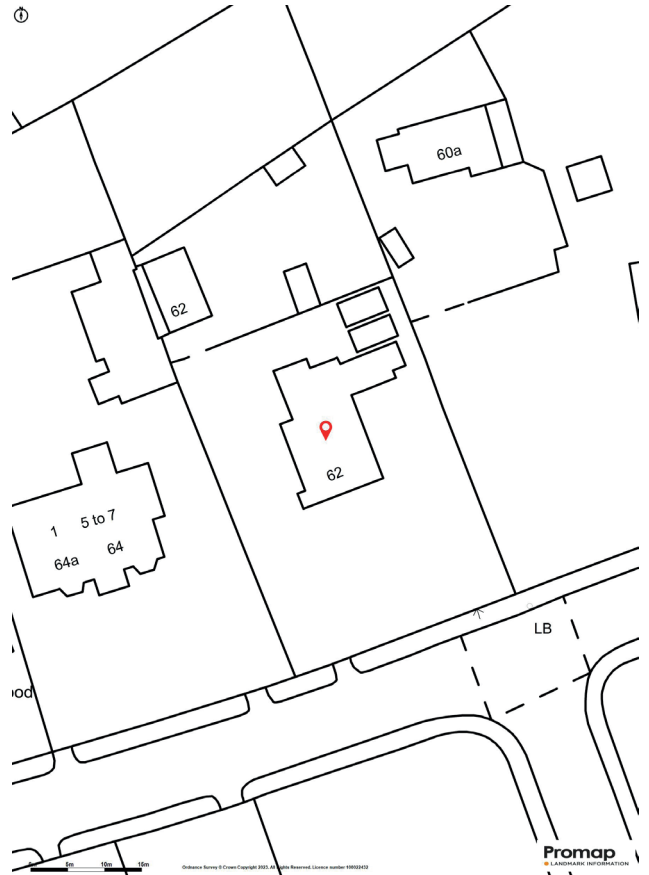
No pets (specifically no dogs or birds)

No monthly service charge, but Flat 2 contributes towards 38% of any building maintenance and repairs and 25% of any costs relating to the drive.

Services

All mains services connected.

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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