



Queens Gate, Harrogate, North Yorkshire, HG1 5RQ

£300,000

Offers Over

## Queens Gate, Harrogate, North Yorkshire, HG1 5RQ

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A well-appointed and spacious two-bedroom third-floor apartment with lift access forming part of this exclusive and prestige development within the heart of Harrogate, having private, well-tended gardens for the benefit of all the residents.

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This superb apartment enjoys attractive position overlooking the communal gardens and offers spacious accommodation comprising two double bedrooms, en-suite shower room and house bathroom, a well-equipped kitchen and a large reception room. There is also ample storage within the apartment.

Queens Gate is situated in the centre of Harrogate, just a few minutes' walk from the railway station and all the town's amenities. Harrogate's famous Stray is also close by.





### **THIRD FLOOR RECEPTION HALL**

There is a reception hall with fitted cupboards.

### **SITTING / DINING ROOM**

A spacious reception room with sitting and dining areas. Window and stone fireplace.

### **KITCHEN**

With a range of fitted wall and base unit with gas hob and electric oven and integrated appliances.

### **BEDROOM 1**

A double bedroom with window overlooking the attractive communal gardens.

### **EN-SUITE SHOWER ROOM**

A white suite with WC, washbasin and shower.

### **BEDROOM 2**

A further good-sized bedroom with window and fitted wardrobe.

### **BATHROOM**

A white suite with WC, washbasin and large shower.

### **OUTSIDE**

The apartment has the benefit of allocated off-road parking situated in a private car park. There are also ample visitor parking spaces for use of all residents. There are attractive, well-tended communal gardens for the benefit of the residents of Queens Gate.

### **AGENT'S NOTE**

The property is understood to be long leasehold with an original term of 999 years from 1995.

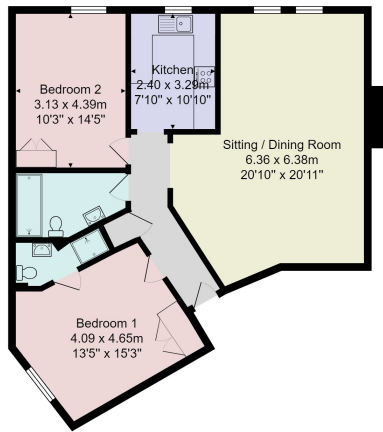
The service charge is £2,095.44 per annum which includes buildings insurance.

The owner is not aware of any restrictions in the lease regarding subletting the apartment.

Please note that the above information has been provided by the owner of the property in good faith, but we advise the buyers solicitors to seek clarification on these points through the conveyancing process.

**Council Tax Band - E**





Total Area: 89.9 m<sup>2</sup> ... 968 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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