



Apartment 10, 24-26 Park Parade, Harrogate, HG1 5AG

£290,000

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A spacious and very well-presented two-bedroom third-floor apartment with superb views directly overlooking the famous Harrogate Stray.

This impressive apartment forms part of an attractive period building on the edge of the Stray and has the benefit of lift access and an attractive communal garden. Apartment 10 offers high-quality accommodation with a spacious open-plan living and dining room, together with stylish fitted kitchen, two bedrooms and two modern bathrooms. The apartment is accessed via an impressive communal hallway with lift facilities.

Park Parade is a fashionable and highly sought-after area directly adjoining the Stray, close to a range of local shops and within easy level walking distance of Harrogate town centre, where a range of excellent amenities are on offer.





THIRD FLOOR

SITTING / DINING ROOM

A spacious reception room with sitting and dining areas and window with Stray views.

KITCHEN

A modern fitted kitchen with a range of stylish wall and base units with induction hob, oven and integrated appliances.

BEDROOM 1

A large double bedroom with fitted wardrobes.

BATHROOM

A white modern suite comprising WC, washbasin and bath with shower above. Tiled walls and floor and heated towel rail. Access is direct from bedroom 1 or via a second door from the hall.

BEDROOM 2

A double bedroom with en-suite shower room.

EN-SUITE SHOWER ROOM

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

OUTSIDE

To the rear of the building there is an attractive communal garden for the use of all residents. Parking is available on the street.

AGENT'S NOTE

The following information has been provided by the vendor. Buyers are advised to ask their legal advisors to confirm the lease details prior to purchase.

TENURE

Leasehold

Lease length 125 years

Ground rent £300 per annum

Subletting and short-term lets are permitted.

Pets are permitted

A parking permit to park on the street is available via the council.

The building has the benefit of a lift.

Council Tax Band - D





Total Area: 88.1 m² ... 948 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			