



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

**£300,000 – NO CHAIN**

Guide Price



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

---

A stunning and individual two-bedroom duplex apartment forming part of this land mark building overlooking the Crescent Gardens, enjoying an attractive position in the heart of Harrogate town centre.

---

A particular feature of the property is the distinct benefit of private underground secure parking.

An internal viewing is strongly recommended to appreciate the overall calibre and style of this superb apartment.







The property benefits from security entry system and passenger lift.

### **FIRST FLOOR**

#### **SUPERB OPEN-PLAN LIVING AREA**

Incorporating good sized kitchen, dining and sitting area with windows overlooking the Crescent Gardens.

The kitchen incorporates a range of modern units, integrated appliances and granite work surfaces.

#### **UNDER-STAIRS STUDY / OFFICE AREA**

Stairs to second floor.



### **SECOND FLOOR**

#### **LANDING AREA**

Second entrance door.

#### **BEDROOM 1**

Windows to front.

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

Walk-in shower, low-flush WC, washbasin, modern tiling.

#### **BEDROOM 2**

Windows to front, built in wardrobes.

#### **BATHROOM**

Three-piece white suite incorporating bath, washbasin, low-flush WC and modern tiling.



### **OUTSIDE**

The apartment has the benefit of a private underground parking space in the adjoining car park beneath the Royal Baths.

### **AGENT'S NOTE**

Lease on the flat was 999 years starting on 11th July 2000.

Service charge is circa £300 per month which includes buildings insurance, window cleaning and cleaning and maintenance of all communal areas. Management company is Watson.

For the car parking space, the lease is 150 years from 23rd Feb 2001. Service charge is approx £20 per month.

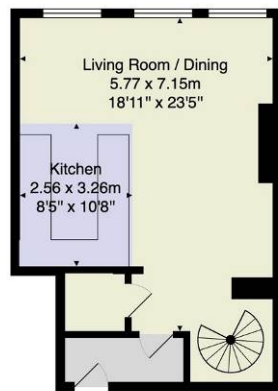
Ground Rent: £100/yr

Rental Estimate: £1000pcm

**Tenure** - Leasehold

**Council Tax Band** - E





First Floor



Second Floor

Total Area: 91.9 m<sup>2</sup> ... 989 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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk