



4 Stuart Court, Prince of Wales Mansions, York Place, Harrogate, HG1 1JB

£385,000

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A beautifully presented and spacious apartment situated within this attractive stone-built landmark building overlooking the Stray, with lift access, garage and parking, located within level walking distance of the town centre.

A magnificent communal entrance vestibule with seating area, staircase and lift leading to the upper floors. The apartment provides generous accommodation with two double bedrooms, modern bathroom, well-equipped kitchen and impressive reception room with dual aspect views over the Stray.

This impressive apartment is located within the Prince of Wales Mansions building and has the benefit of well-maintained communal entrance, garage and parking.





FIRST FLOOR

SITTING / DINING ROOM

A spacious reception room with space for sitting and dining areas with windows to two sides enjoying a superb outlook over the adjoining Stray.

KITCHEN

With space for dining table and window to side. The kitchen comprises a range of stylish wall and base units with gas hob and integrated oven. Integrated appliances including fridge / freezer, washing machine and dishwasher.

BEDROOM 1

A large double bedroom with fitted wardrobes.

BEDROOM 2

A further double bedroom with fitted wardrobes.

BATHROOM

A white suite comprising WC, washbasin, free-standing bath and separate shower.

OUTSIDE

The apartment has the benefit of a single garage, use of the visitors' and residents' parking area and a basement storeroom.

AGENT'S NOTE

The property is understood to be freehold.

Service charge is £183.98 pcm.

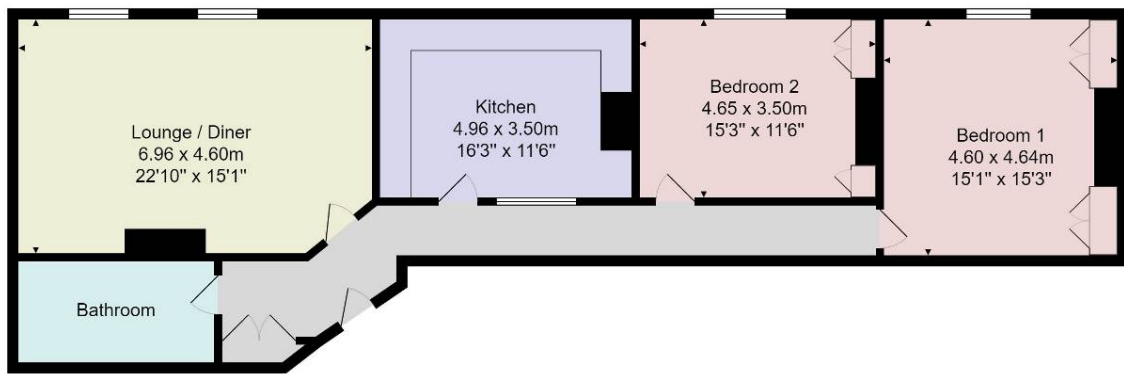
Subletting is permitted.

Short term lets are not permitted (holiday lets)

No pets.

Council Tax Band - E





Total Area: 114.3 m² ... 1231 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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | | |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| | 70 | 80 |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |