



**Augusta Lodge, Repton Green, Rudding Park, Rudding Park Lane,
Harrogate, HG3 1JH**

£350,000

Offers In The Region Of

Augusta Lodge, Repton Green, Rudding Park, Rudding Park Lane, Harrogate, HG3 1JH

Introducing Your Dream Lifestyle

Nestled in the heart of Rudding Park, this unique property offers more than just a home; it presents an exclusive lifestyle that's second to none.

A fantastic opportunity to purchase a two-bedroom detached luxury Lodge, situated in this prime position within the prestigious Rudding Park Estate, with generous outdoor space, large sun terrace, and well-appointed accommodation.

Residents of the property have access to the award-winning facilities at Rudding Park. As well as unlimited golf membership and a private gym / swimming pool, residents also have access to the footpaths and walkways around the grounds of the estate. There are also discounts for residents in the numerous restaurants and other facilities on site. This luxury lodge is situated within a secure gated development within the estate, and enjoys a quiet position, enjoying a south-facing sunny aspect. The lodge has the advantage of a large sun terrace, and lawned garden as well as a generous drive, which provides ample off-road parking.

The accommodation is presented to a good standard and comprises a large sitting room, dining kitchen, two double bedrooms, bathroom, en-suite and shower room. There is also a large storeroom / potential office.





SITTING ROOM

A spacious reception room with windows overlooking the sun terrace and garden.

KITCHEN / DINING ROOM

With dining area and windows overlooking the garden. The kitchen comprises a range of wall and base units with worktop and sink. Electric hob, integrated oven, microwave and dishwasher. Boiler cupboard.

BEDROOM 1

A double bedroom with walk-in dressing room which leads to a further storage area / office.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower.

BEDROOM 2

A double bedroom with fitted wardrobe.

BATHROOM

A white suite comprising WC, washbasin and bath with shower above. Heated towel rail.

OUTSIDE

A drive provides ample off-road parking. The property is ideally placed to take advantage of the south-facing aspect with a large sun terrace, providing an excellent outdoor entertaining space as well as good-sized, attractive lawned garden surrounding the property. There is also useful outdoor storage space with storerooms and additional storage underneath the lodge.

AGENT'S NOTE

The plot is leased and has an original lease length of 45 years from 2006.

The service charge is approx £7800 Pa. This includes Wi-Fi and water. Residents pay their own gas and electricity bills.

For no additional charge residents have access to the gym and swimming pools (indoor and outdoor) and two full golf memberships. There is also a cinema and library available to residents and access to the grounds and footpaths around the estate.

Residents also receive discounted rates at all the Ridding Park restaurants and Spa.

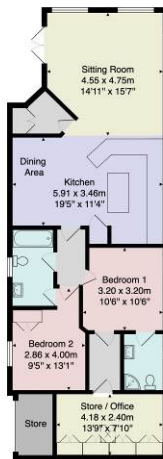
Pets are permitted.

Renting the property is permitted.

Gated community with electric security gates and 24 hour security.

Subject to conditions.





Total Area: 97.5 m² ... 1050 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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