



41 Park Place, Park Parade, Harrogate, North Yorkshire, HG1 5NS

£325,000

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A beautifully presented and newly refurbished two-bedroom fourth-floor apartment with private balcony and garage, forming part of this prestigious Strayside apartment building, within walking distance of Harrogate town centre.

The apartment is ready for immediate occupations and has the benefit of lift access and provides spacious and well-presented accommodation comprising a generous hallway, large open-plan living space, with access to a private balcony, a modern kitchen, two double bedrooms with fitted wardrobes, modern bathroom and additional WC.

Park Place is a popular development, sitting in beautiful, communal gardens and grounds with ample visitor and residents' parking and situated in this most convenient location just a short level walk from Harrogate to town centre. The apartment has the benefit of a single garage and lockable storeroom and the development has the benefit of a live-in caretaker.





FOURTH FLOOR RECEPTION HALL

A spacious reception hallway with fitted cupboards.

SITTING / DINING ROOM

A spacious living area with sitting and dining space with glazed patio doors leading to a private balcony enjoying delightful views towards Harrogate town centre.

KITCHEN

With a range of modern wall and base units with electric hob, integrated oven and microwave and plumbing for washing machine and dishwasher. Heated towel rail.



BEDROOM 1

A double bedroom with extensive range of fitted wardrobes.

BEDROOM 2

A further double bedroom with fitted wardrobes.

BATHROOM

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

CLOAKROOM

With an additional WC and washbasin.



OUTSIDE

On the ground floor there is a well-presented entrance with communal laundry adjacent for the benefit of all residents. Also at ground-floor level, the apartment has a lockable store. The apartment also has the benefit of a single garage. Park Place stands within its own grounds with well-maintained gardens for the benefits of all residents. Full-time caretaker lives on site.

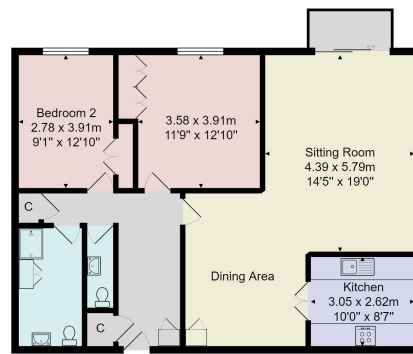
AGENT'S NOTE

Long leasehold. Having an original term of 999 years.
The service charge is currently
Pets are not permitted.
Subletting (renting) is permitted.



Tenure - Leasehold

Council Tax Band - D



Total Area: 94.6 m² ... 1019 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		