



**Flat A, 8-12 Montpellier Parade, Harrogate, HG1 2TJ**

**£225,000**

Offers Over

## Flat A, 8-12 Montpellier Parade, Harrogate, HG1 2TJ

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A spacious two-bedroom duplex apartment, situated in this most desirable position in the heart of Harrogate town centre, adjoining the famous Harrogate Stray.

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The apartment provides generous accommodation over two floors comprising a substantial sitting room together with dining kitchen, two double bedrooms, bathroom and additional shower room. There is ample storage within the apartment with fitted wardrobes and cupboards.

The well-maintained building is located in a prime position in the centre of Harrogate with all of the town's amenities on its doorstep with a short walk to Betty's tearooms and the train station. Offered for sale with no onward chain.





## **FIRST FLOOR**

### **SITTING ROOM**

A particularly large reception room with windows to two sides.

### **DINING KITCHEN**

With dining area and fitted kitchen comprising a range of wall and base units with gas hob, oven, integrated fridge/freezer and space for other appliances.

### **SHOWER ROOM**

With WC, basin and shower.

## **SECOND FLOOR**

### **BEDROOM 1**

A double bedroom with Velux windows and fitted storage.

### **BEDROOM 2**

A double bedroom with fitted storage and Velux window.

### **BATHROOM**

With WC, basin and bath.

### **OUTSIDE**

On street permit parking (£125 per year).

### **AGENT'S NOTE**

Subletting is permitted and there are no restrictions on short-term lets.

The property is long leasehold, having an original lease of 150 years from August 1999. The ground rent is £10 per annum.

The service charge for 2024 was £3,100 which includes FH fund and reserve fund.

Boiler is four years old.

New living room and kitchen window glass about 3 years old.

Planning permission for lightwells into bedroom and bathroom (can be renewed). Potential to extend up adding one extra floor.

**Council Tax Band - D**





Ground Floor



First Floor

Total Area: 110.0 m<sup>2</sup> ... 1185 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only.

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