



Apartment 3 The Limes, Queens Road, Harrogate, HG2 0QD

£465,000

Guide Price

Apartment 3 The Limes, Queens Road, Harrogate, HG2 0QD

A particularly spacious and well-presented three-bedroom first-floor apartment with private balcony, situated in this superb position just off Cold Bath Road, close to the famous Harrogate Stray and the town centre.

This excellent apartment provides generous and flexible accommodation comprising a large sitting room with access to a private balcony, a well-equipped kitchen, three good-sized bedrooms, including the main bedroom which has an ensuite shower room, and a third bedroom which could be used as an additional reception room, if required. There is also a modern bathroom, utility and ample storage space.

The Limes is an attractive property set within well-maintained communal grounds and gardens and the apartment has the benefit of an allocated parking space. The excellent amenities along Cold Bath Road are close by and Harrogate town centre is within easy walking distance via the famous Harrogate Stray. Offered for sale with no onward chain.





FIRST FLOOR

RECEPTION HALL

A large reception hall with fitted storage cupboards

SITTING ROOM

A spacious reception room with glazed doors leading to a private south-facing balcony.

KITCHEN

With a range of fitted wall and base units with integrated electric hob, oven, dishwasher, fridge and freezer. Space for dining table.

UTILITY ROOM

With fitted units, worktop and sink. A washing machine and tumble dryer are to be included in the sale.

BEDROOM 1

A double bedroom with fitted wardrobes and bedroom furniture.

EN-SUITE SHOWER ROOM

A white suite with WC, washbasin and shower.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A third good-sized bedroom. Potential to use as additional reception room, if required.

BATHROOM

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

OUTSIDE

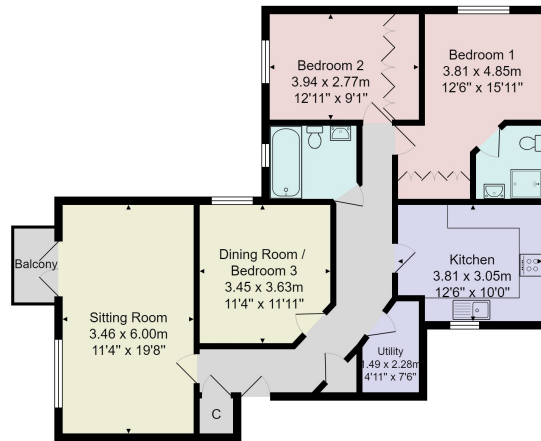
The property stands within attractive and well-maintained communal grounds and gardens. The apartment has an allocated parking space and use of the visitors' parking space. Communal bike store.

AGENT'S NOTES

The apartment has a long lease with an original term of 999 years. The freehold of the property is owned by the six owners of the individual flats within the building. The service charge is £203 per calendar month. Subletting is permitted. Pets are not permitted.

Council Tax Band - E





Total Area: 97.2 m² ... 1046 ft² (excluding balcony)

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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