



VERITY
FREARSON

32 KENT ROAD, HARROGATE, HG1 2LH

OFFERS OVER £1,500,000

32 KENT ROAD,

Harrogate, HGI 2LH

INVESTMENT OPPORTUNITY

A fantastic opportunity to purchase six two-bedroom high-quality apartments forming part of this attractive purpose-built detached property, situated within the desirable and prestigious Duchy estate, within easy walking distance of the town centre.

Number 32 Kent Road is a superb opportunity for an investor to purchase this prime property, which is currently fully rented on assured short hold tenancies. Each apartment provides spacious and modern accommodation with stylish fittings and the building has the benefit of a fitted lift. There is ample parking to the front of the property with seven allocated parking bays, and there is a garden to the rear with lawn and sitting areas. The penthouse apartment also has a balcony.

The property is located on Kent Road, a highly sought-after location within the Duchy estate, within easy, walking distance of Harrogate town centre.



Flat 1: Living/Dining Area · Kitchen · 2 Bedrooms · Bathroom · En-Suite · Garden

Flat 2: Living Area · Kitchen · 2 Bedrooms · Bathroom

Flat 3: Living Area · Kitchen · 2 Bedrooms · Bathroom

Flat 4: Living Area · Kitchen · 2 Bedrooms · Bathroom

Flat 5: Living Area · Kitchen · 2 Bedrooms · Bathroom

Flat 6: Living Area · Kitchen · 2 Bedrooms · 2 En-Suite · WC · Balcony







ACCOMMODATION

FLAT 1

A garden apartment with private access from the rear of the building. This apartment has generous accommodation with a large open plan living/dining area together with a sunroom which has patio doors leading directly to a garden. The kitchen comprises a range of modern units with granite worktops and integrated appliances. There are two double bedrooms, a modern bathroom with bath with shower above and an ensuite shower room.

FLAT 2

A two-bedroom ground-floor apartment comprising an open-plan, living area and kitchen with bay window to the front and a modern fitted kitchen with integrated appliances. There are two bedrooms and a modern bathroom with WC, basin and bath with shower oven. Heated towel rail and underfloor heating.

FLAT 3

A ground floor apartment with an open plan living area with bay window to the front and a modern fitted kitchen with granite worktops and integrated appliances. There are two good sized bedrooms and a modern bathroom with a bath with a shower above and underfloor heating. Useful utility cupboard with plumbing for a washing machine.

FLAT 4

A two bedroomed first floor apartment. There is an open plan, living area and kitchen with modern fitted kitchen, granite worktops and breakfast bar. Integrated appliances. Two good sized bedrooms and a modern bathroom with bath with shower above, underfloor heating and heated towel rail.

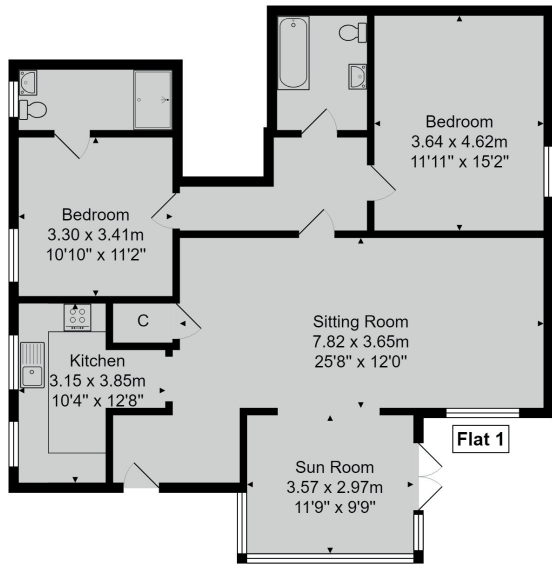
FLAT 5

A two bedroomed first floor apartment with a large living area and adjoining kitchen with modern fitted units, granite worktops and integrated appliances. There are two good sized bedrooms together with a modern bathroom with bath with shower above and underfloor heating. Utility cupboard with plumbing for a washing machine.

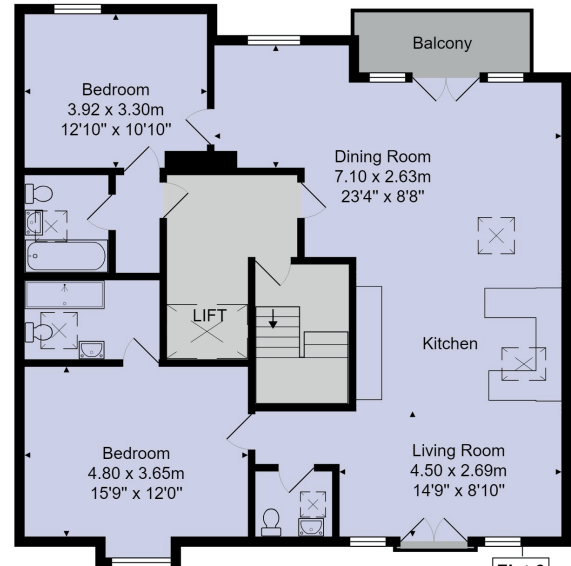
FLAT 6

Flat 6 is the penthouse apartment which has a large open plan living area and kitchen with two sets of glazed doors leading to a Juliet balcony and an actual balcony to the front, providing an outdoor sitting area. There are two double bedrooms, each with ensembles, one of which has a shower and the other has a bath with shower above. There is also an additional guest WC.

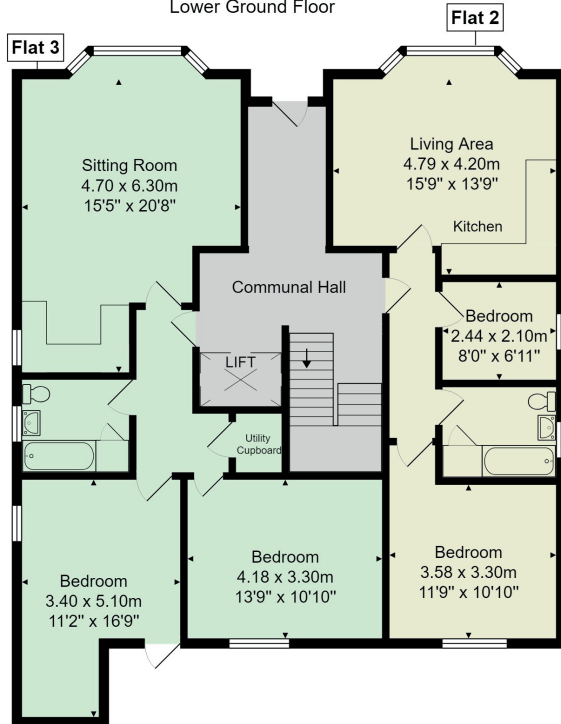
FLOOR PLAN



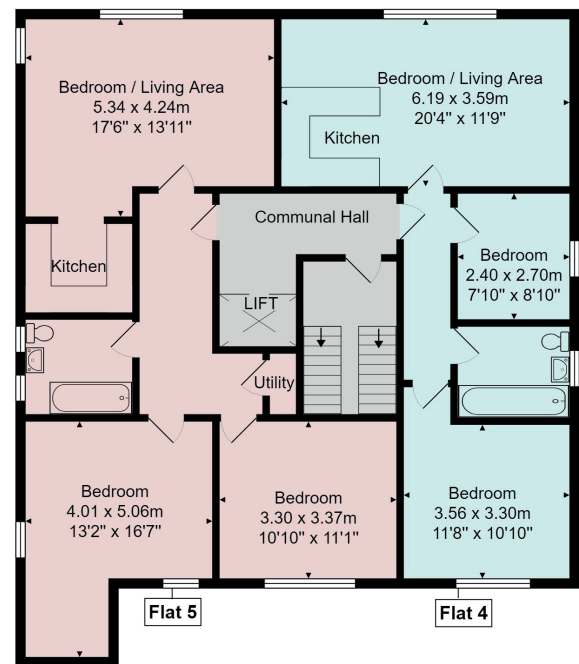
Lower Ground Floor



Second Floor



Ground Floor



First Floor

Total Area: 509.1 m² ... 5480 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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Outside

To the rear of the property there is a garden with lawn, decked and paved sitting areas, which is currently for the exclusive use of the occupiers of Apartment 1. To the front of the property there is ample off-road parking with seven allocated parking bays.

Services

All mains services connected.

Tenure

Freehold

Rental Summary

Flat 1 £1,100pcm

Flat 2 £925pcm

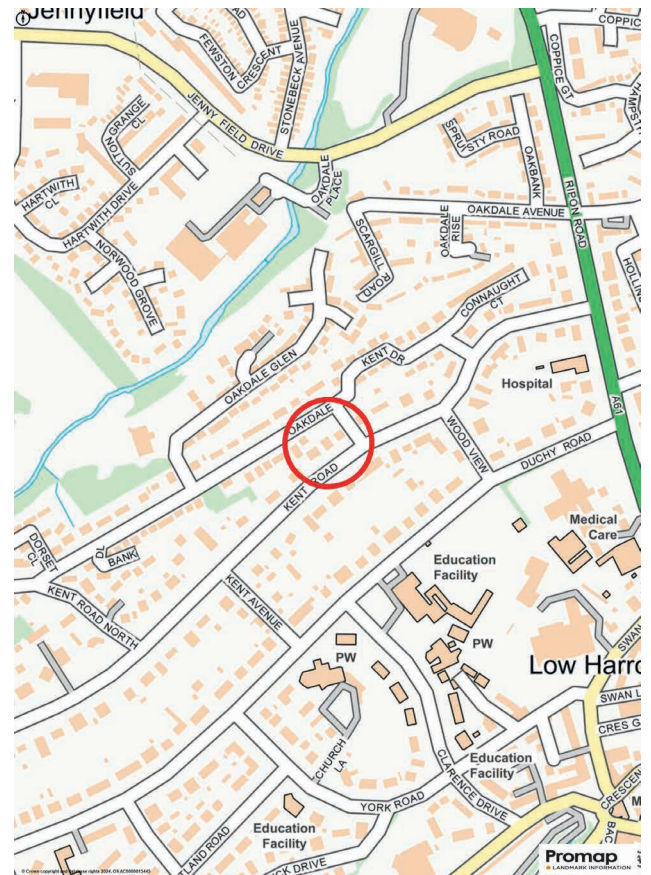
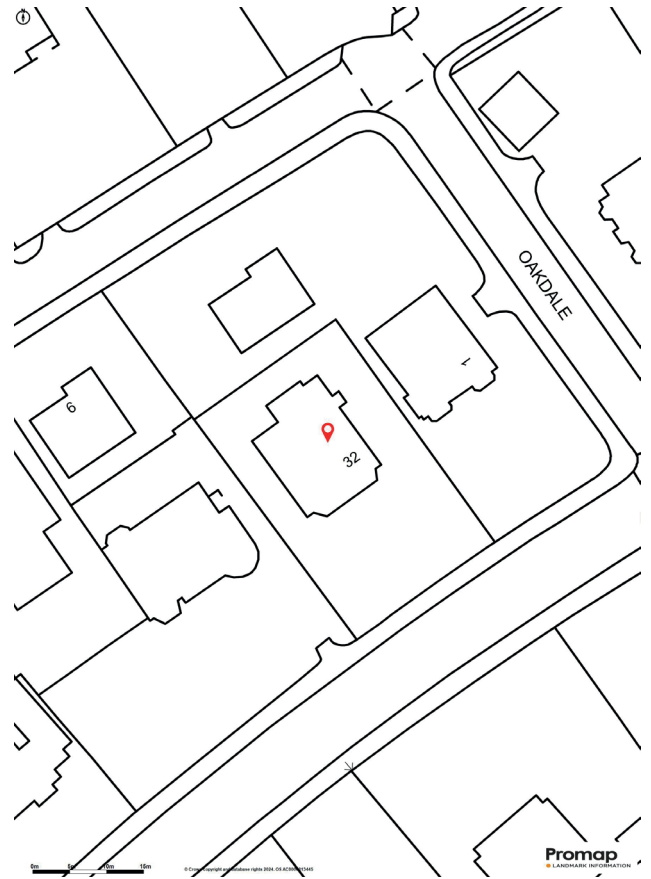
Flat 3 £950pcm

Flat 4 £925pcm

Flat 5 £1,200pcm

Flat 6 £1,200pcm

We believe that there is an opportunity to increase the current rental values.



Harrogate

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