



Apt 11 Westfield, 107 Station Parade, Harrogate, HG1 1HB

£450,000

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A stunning modern two-bedroom apartment providing spacious accommodation, built to a high specification, with secure basement parking space and situated in the heart of Harrogate town centre on the edge of the famous Harrogate Stray.

This impressive property is situated on the third floor of this landmark building built in 2021 and is accessed via a lift. The beautifully presented accommodation comprises a stunning open-plan living area and kitchen with high-quality fittings and glazed doors leading to a Juliet balcony. There are two double bedrooms, a modern bathroom and en-suite, each with high-quality Villeroy & Boch / Hansgrohe fittings and under-floor heating. The apartment has the benefit of a secure, allocated basement car parking space and use of the visitor parking spaces to the rear of the building.

This impressive property is situated in a prime position, on the edge of the famous Harrogate Stray, yet just a few minutes' walk from the town's many amenities which include a range of shops, restaurants and bars, and just a few minutes' walk from the railway station.





RECEPTION HALL

A spacious reception hall with fitted cupboards with plumbing for washing machine.

LIVING AREA AND KITCHEN

A stunning open-plan living space with sitting and dining areas and glazed doors leading to a Juliet balcony. The kitchen comprises a range of stylish wall and base units with quartz worktop and breakfast bar. Integrated appliances include Miele electric hob, double oven, fridge / freezer, dishwasher and wine fridge.

BEDROOM 1

A large double bedroom with fitted wardrobe and en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, two washbasins, large shower, and bath. Tiled walls and floor with under-floor heating. Heated towel rail.

BEDROOM 2

A double bedroom with skylight window.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, free-standing bath and large walk-in shower. Tiled walls and tiled floor with under-floor heating. Heated towel rail.

OUTSIDE

The property has the benefit of an allocated car parking space located in a secure basement car park. Residents also have use of the visitor parking spaces located at the rear of the building and access to electric vehicle charging points.

AGENT'S NOTES

Furniture is available to purchase, by way of separate negotiation.

Renting is permitted.

Pets are permitted.

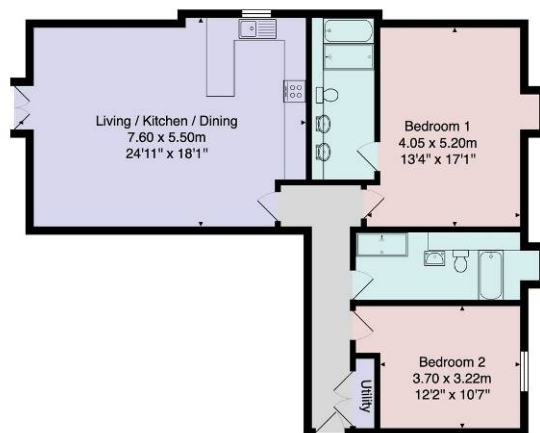
Long leasehold. Lease is originally 999 years.

Service charge is £1,700 per annum.

Tenure - Leasehold

Council Tax Band - E





Total Area: 99.4 m² ... 1070 ft²
 All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc.co.uk</small>			