



Apartment 4 Imperial Mansions, 11 Royal Parade, Harrogate, HG1 2TA

£315,000

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A very well-presented second-floor two-bedroom, two-bathroom apartment situated extremely close to the town centre and the Valley Gardens.

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The property has been converted to a very high standard and benefits from designer furnishings within an open-plan living style, with double glazing and a lift within the building.





## **SECOND FLOOR**

### **ENTRANCE HALL**

With wooden flooring, utility area housing a space for a washing machine.

### **LIVING ROOM**

With superb views, wooden flooring, feature fireplace and a central heating radiator.

### **DINING ROOM**

With windows to the front and wooden flooring. Open plan to -

### **KITCHEN**

A modern kitchen with a range of under counter and wall cabinets with four ring electric hob with splashback and stainless-steel hood. Stainless-steel sink, integrated oven, dishwasher, fridge and freezer. With central heating radiator.

### **BEDROOM 1**

A good-sized double room.

### **BEDROOM 2**

A further double bedroom with central heating radiator. Leads to -

### **EN-SUITE SHOWER ROOM**

A modern suite with travertine tiling throughout consisting of corner shower cubicle, low-flush WC and pedestal washbasin.

### **BATHROOM**

A modern bathroom with travertine tiling throughout, bath with overhead shower, low-flush WC, pedestal washbasin and chrome heated towel rail.

### **OUTSIDE**

Parking permit for Valley Drive available from the Council at an additional cost.

**Tenure** - Leasehold

**Council Tax Band** - C



Total Area: 79.4 m<sup>2</sup> ... 854 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<small>Best energy efficient - Super-saving homes</small> (95-100) <b>A</b> (85-94) <b>B</b> (75-84) <b>C</b> (65-74) <b>D</b> (55-64) <b>E</b> (45-54) <b>F</b> (35-44) <b>G</b>		<small>Low environmental impact - Super low emissions</small> (10-15) <b>A</b> (16-20) <b>B</b> (21-25) <b>C</b> (26-30) <b>D</b> (31-35) <b>E</b> (36-40) <b>F</b> (41-45) <b>G</b>	
	40		47
<small>Best energy efficient - Super-saving homes</small> England & Wales EU Directive 2002/91/EC		<small>Low environmental impact - Super low emissions</small> England & Wales EU Directive 2002/91/EC	