



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

£285,000

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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.

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 m² ... 854 ft²
 All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Best energy efficient - Super Low Energy (SLE)</small> (95-100) A (85-94) B (75-84) C (65-74) D (55-64) E (45-54) F (35-44) G		<small>Lowest environmental impact - Super Low Carbon (SLC)</small> (10-15) A (16-20) B (21-25) C (26-30) D (31-35) E (36-40) F (41-45) G	
	40		47
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