

## THE HARROGATE ESTATE AGENT

verityfrearson.co.uk



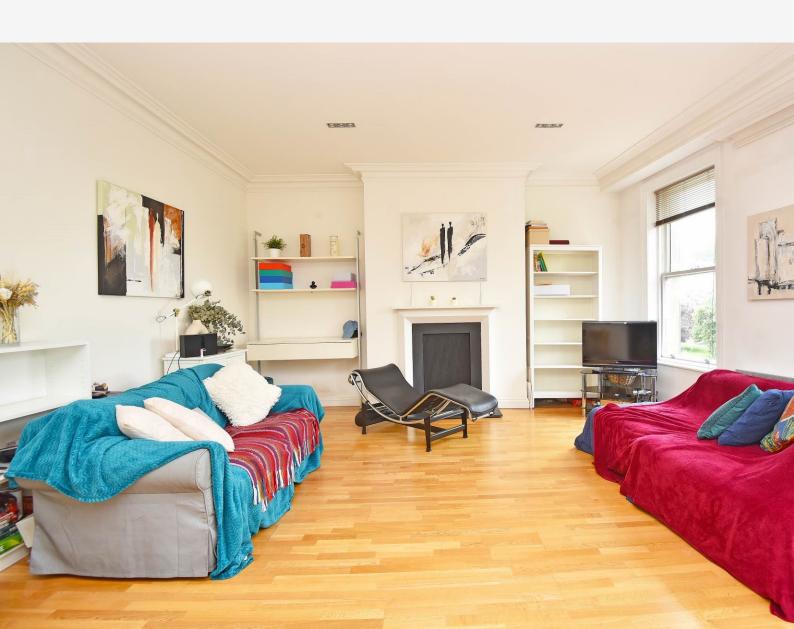
Apartment 4 Imperial Mansions, 11 Royal Parade, Harrogate, HG1 2TA £285,000



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

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**

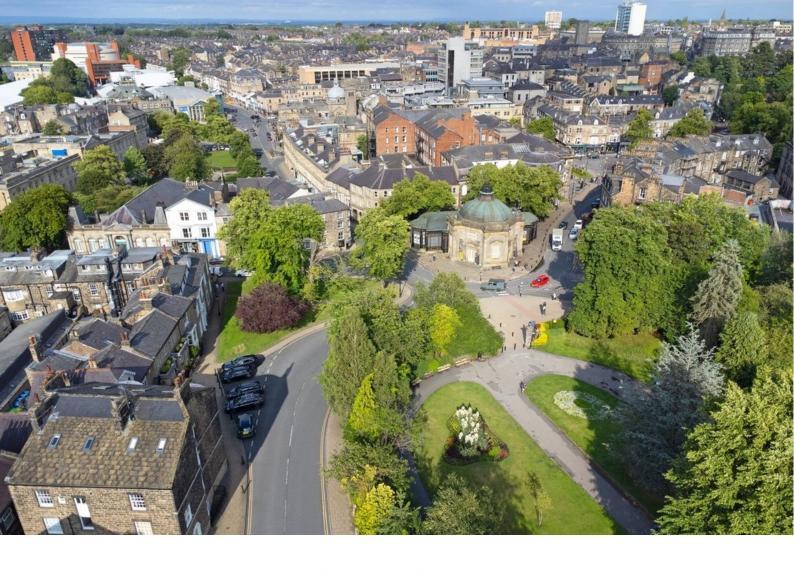
A modern bathroom with travertine tiling throughout, bath with overhead shower, low-flush WC, pedestal washbasin and chrome heated towel rail.

#### **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.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd aretains the copyright on this plan and allows agents to use it with agreed permission.

# **Verity Frearson**

26 Albert Street, Harrogate, North Yorkshire, HG1 1JT



## For all enquiries contact us on:

01423 562531