



28 Queen's Close, Lancaster Road, Harrogate, HG2 0HG

£285,000

Offers Over

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A stunning purpose-built two-bedroom penthouse apartment with the rare benefit of a balcony to the front elevation set in the prestigious Queens Close development.

This excellent apartment offers well-planned accommodation with the benefit of uPVC double glazing and electric heating system. A particular feature of this apartment is the private balcony to the front elevation.

Queen's Close is situated in a quiet yet highly convenient location close to the centre of Harrogate and within easy walking distance of both the Valley Gardens and the Stray. The apartment is also well served by the local shops and services of Cold Bath Road. Available with no onward chain, an early inspection is advised.





GROUND FLOOR

Security-controlled entrance door leads to –

COMMUNAL ENTRANCE HALL

With passenger lift and staircase leading to the upper floors.

FOURTH FLOOR

Private front door leads to –

ENTRANCE HALL

With good-sized fitted store cupboard.

LOUNGE

Window to front and further window to side. Glazed French door leads to private **BALCONY**. Attractive fireplace with electric fire.

DINING KITCHEN

A spacious open-plan kitchen and dining area. The kitchen comprises a range of fitted units with worktop and space for appliances.

BEDROOM 1

A double bedroom with window to the rear and en-suite.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A further double bedroom.

BATHROOM

Window to rear. Modern white suite comprising bath with shower above, low-flush WC with concealed cistern, and washbasin. Fully walls and heated towel rail.

OUTSIDE

Attractive communal gardens and grounds. Single garage in a suite of garages to the rear of the building. Residents' and visitors' parking on a first-come, first-served basis.

TENURE

Understood to be Long Leasehold, having an original term of 999 years.

Renting is permitted.

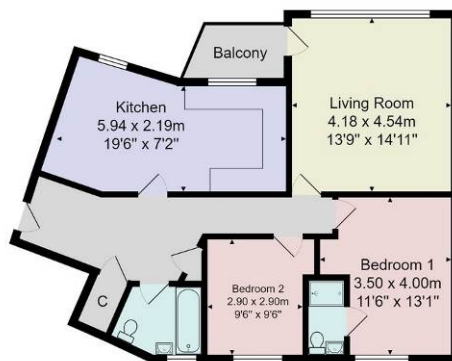
The service charges £190 PCM (includes water rates).

SERVICES

All mains with the exception of gas.

The property has an electric heating system.

Council Tax Band - C



Total Area: 80.2 m² ... 864 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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Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

