



VERITY
FREARSON

APARTMENT 3, 28 VICTORIA AVENUE, HARROGATE, HG1 5PR

OFFERS IN EXCESS OF £500,000

APARTMENT 3, 28 VICTORIA AVENUE,

Harrogate, HG1 5PR

A beautiful and very individual four-bedroom duplex apartment located in a prime position on the edge of the famous Harrogate Stray, forming part of this attractive and fashionable tree-lined avenue within two minutes' walk from the town centre, shops, bars and restaurants.

Sympathetically converted into an elegant and spacious apartment eight years ago, the apartment occupies the second and third floor of this stunning Victorian conversion. Offered for sale with no chain and sure to appeal to a wide range of buyers, an early internal inspection is essential to appreciate the overall style and calibre of this exceptional home.



Open-Plan Living Room / Dining Room / Kitchen · Cloakroom

4 Bedrooms · 3 En-Suites

Private Off-Road Parking · Easy-To-Maintain Garden







ACCOMMODATION

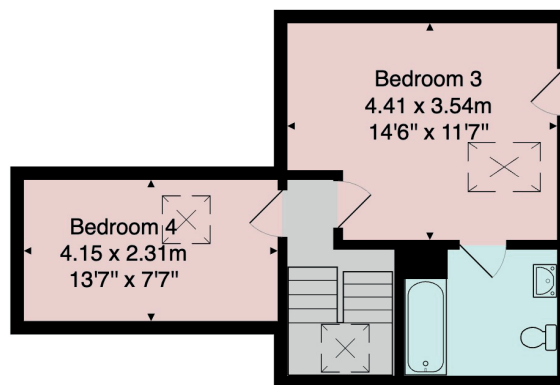
The well-appointed and stylish accommodation briefly comprises -

Secure entry into the communal hallway and stairs to the second floor. Entrance into the hallway with doors into the dual-aspect open-plan kitchen, lounge and dining room. The kitchen is well appointed and features fully integrated Neff appliances and stone work surfaces. The open-plan living space is spacious and bright with ample room for a generous dining table, making it ideal for entertaining.

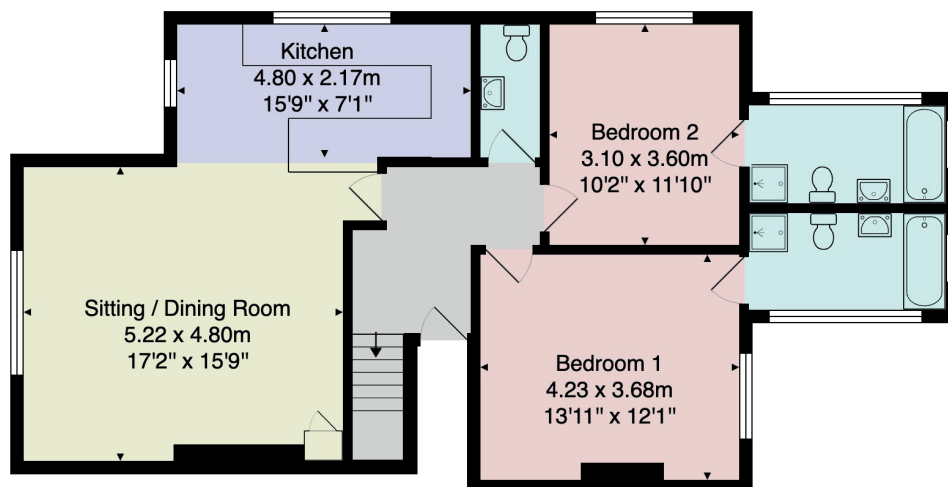
On the same level, doors lead to the guest cloakroom, the main bedroom and bedroom two, both of which benefit from en-suite luxury bathrooms. Stairs rise to the third floor and to two further double bedrooms, one featuring a luxury en-suite, skylight windows and further eaves storage.

This home is presented immaculately throughout with wood sash double-glazed windows in keeping with the period, and gas central heating complemented with underfloor heating.

FLOOR PLAN



Third Floor



Second Floor

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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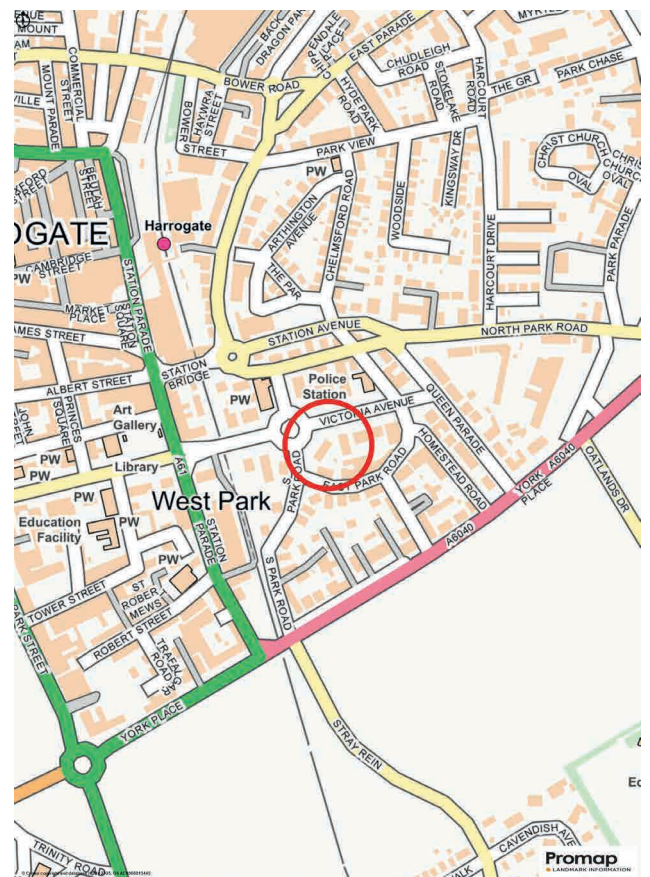
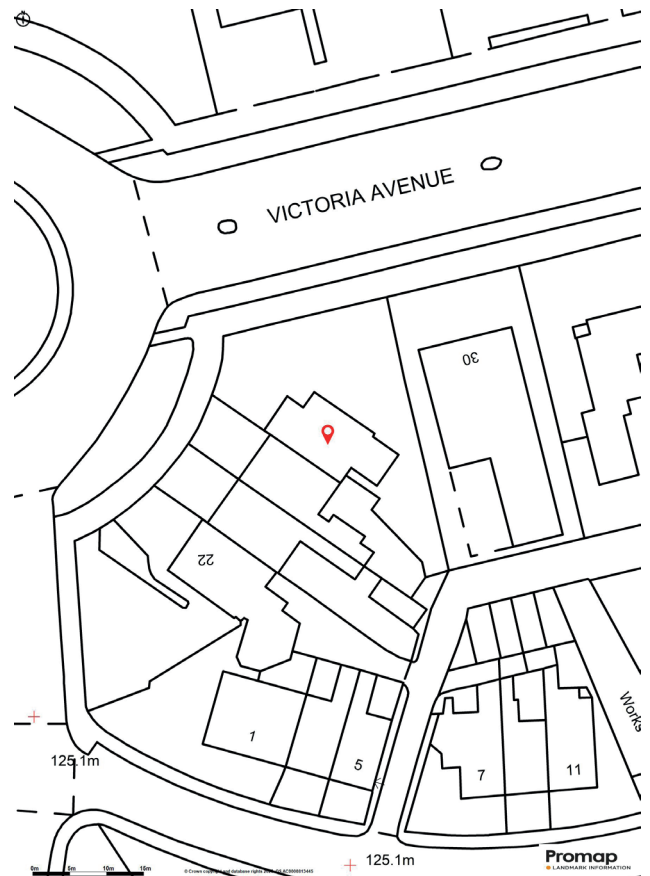
Outside

To the outside, the gardens are surrounded by natural and fence borders, creating privacy in your private garden. Each apartment benefits from its own a garden area for their own sole use. Apartment 3's garden benefits from an ideal sunny aspect with mature hedges and an easy-to- maintain artificial lawn. A gate provides access to the private parking to the rear, which is accessed via an electric gate for added security. Further unrestricted parking is available on Victoria Avenue.

Services

All mains services connected.

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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