



VERITY  
FREARSON

APARTMENT 5 KINGSLEY COURT, RIPPON ROAD, HARROGATE, HG1 2JJ

£585,000

# APARTMENT 5 KINGSLEY COURT, RIPPON ROAD,

*Harrogate, HG1 2JJ*

**Situated within an exclusive and well-maintained development, this beautifully presented three bedroom first floor apartment offers spacious, light-filled accommodation finished to an exceptional standard.**

The property features a stunning private roof garden, high quality fixtures and fittings throughout, and two allocated parking spaces within a secure car park. Ideally located within easy reach of Harrogate's amenities, this impressive home combines contemporary style with practical design and generous storage, including a utility cupboard and ample fitted wardrobes.

The apartment benefits from a share of the freehold, a long lease, and access to well-maintained communal gardens and facilities, including a secure bike store, bin store and visitor parking.



Three Bedroom First Floor Apartment · Stunning Private Roof Terrace · Two Allocated Parking Spaces

Exclusive Development · Two En-Suites Plus House Shower Room · Share Of Freehold







## ACCOMMODATION

### ENTRANCE HALLWAY

A spacious entrance hall with study area, fitted storage cupboards and a large utility/storage cupboard.

### DINING KITCHEN

A superb dining kitchen fitted with a range of high-quality modern units with granite worktops and integrated appliances and boiling water tap. Bi-folding glass doors connect the kitchen to the sitting room, allowing for open plan living when desired. Space for dining table.

### SITTING ROOM

A spacious dual aspect reception room with large bay window and feature flooring. Can be used as a separate lounge or opened to the kitchen.

### BEDROOM ONE

A large double bedroom with extensive fitted wardrobes, beautifully appointed en-suite bathroom and direct access to the private roof terrace.

### EN-SUITE BATHROOM

A modern suite comprising WC, basin set within a vanity unit and bath with shower fitting. High quality tiling and fittings.

### BEDROOM TWO

A further double bedroom with fitted wardrobes and en-suite shower room.

### EN-SUITE SHOWER ROOM

Comprising shower, WC and basin with fitted vanity unit.

### BEDROOM THREE

A third bedroom situated to the front of the building. Window with fitted shutters.

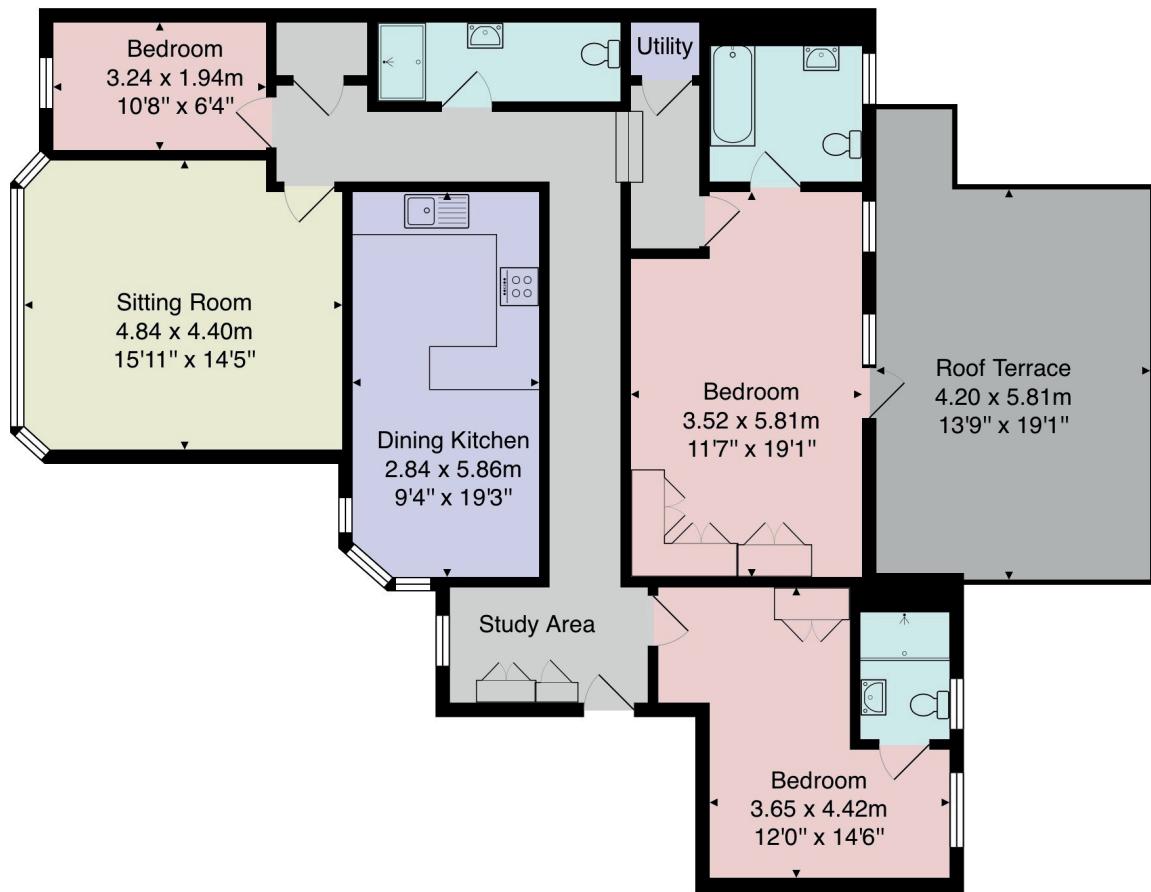
### HOUSE SHOWER ROOM

Luxuriously appointed with WC, basin and large walk-in shower. High quality fixtures and tiled floor.

### UTILITY CUPBOARD

With space and plumbing for washing machine.

# FLOOR PLAN



Total Area: 120.9 m<sup>2</sup> ... 1301 ft<sup>2</sup> (excluding roof terrace)

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 retains the copyright on this plan and allows agents to use it with agreed permission.

## Outside

The property enjoys the rare benefit of a large private roof terrace, accessed from the principal bedroom, offering an ideal space for entertaining or relaxing. Residents also enjoy the use of attractive communal gardens. Two allocated parking spaces are provided in a secure gated car park accessed via Hollins Mews. Additional visitor parking, secure bicycle storage and a bin store are also available.

## Services

All mains services connected.

## Tenure

### Share of Freehold

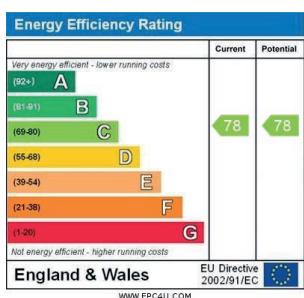
### Share of Freehold 999 year lease from build date

999 year lease from build date  
1/10 ownership of the management company

1/10 Ownership of the management company  
Service charge: £125 per month (includes  
building maintenance, annual boiler servicing,

insurance, and window clea

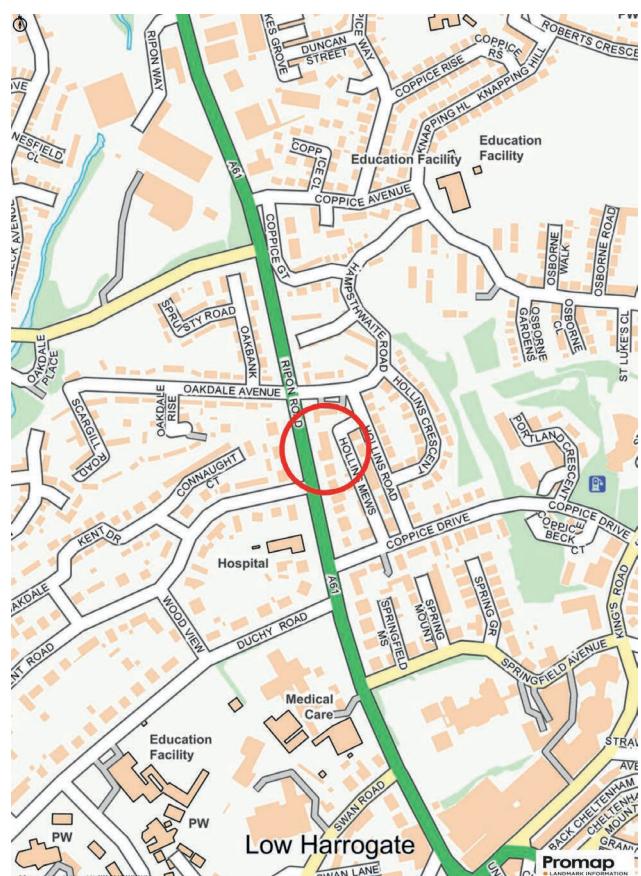
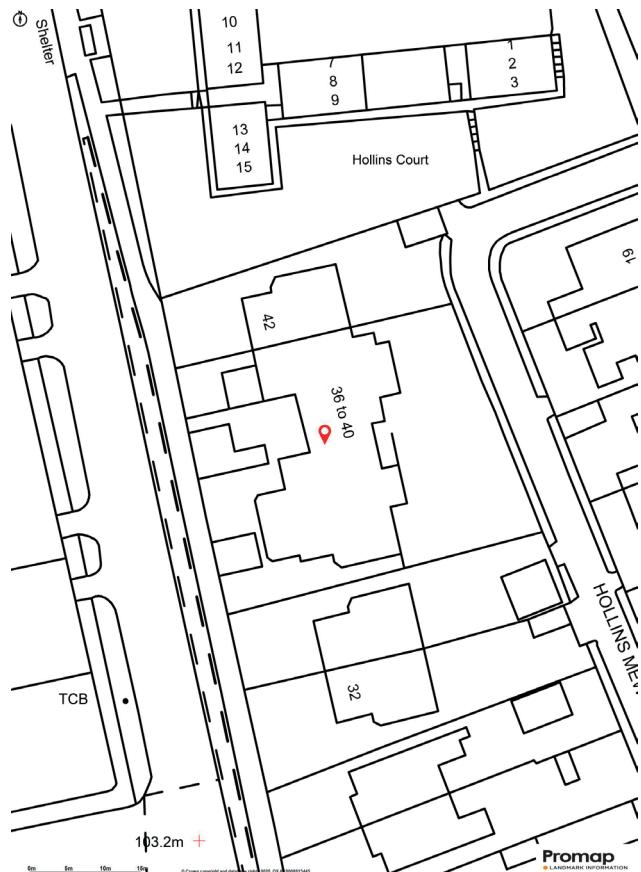
#### General Tax Bond - P



## Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000



sales@verityfearson.co.uk  
verityfearson.co.uk

The logo consists of the text 'THE HOME OF PROPERTY' at the top, a central vertical line with 'SINCE' above '1921', and the RICS logo at the bottom.



VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)