



VERITY
FREARSON

APT 9 ROYAL BATHS II, MONTELLIER ROAD, HARROGATE, HG1 2EG

£550,000

APT 9 ROYAL BATHS II, MONTPELLIER ROAD,

Harrogate, HGI 2EG

A stylish, purpose-built three-bedroom apartment, forming part of an exclusive development in the heart of Harrogate. Ideally located within the highly sought-after Montpellier Quarter, adjacent to the Royal Baths and close to the Valley Gardens, the property enjoys a prime position convenient for all of Harrogate's amenities.

This superb third-floor apartment offers spacious and well-appointed accommodation extending to approximately 1,450 sq ft, finished to a high standard throughout with quality fittings.



Kitchen · Living/Dining Room · Study

3 Bedrooms · En-Suite · Bathroom

Secure Underground Parking







ACCOMMODATION

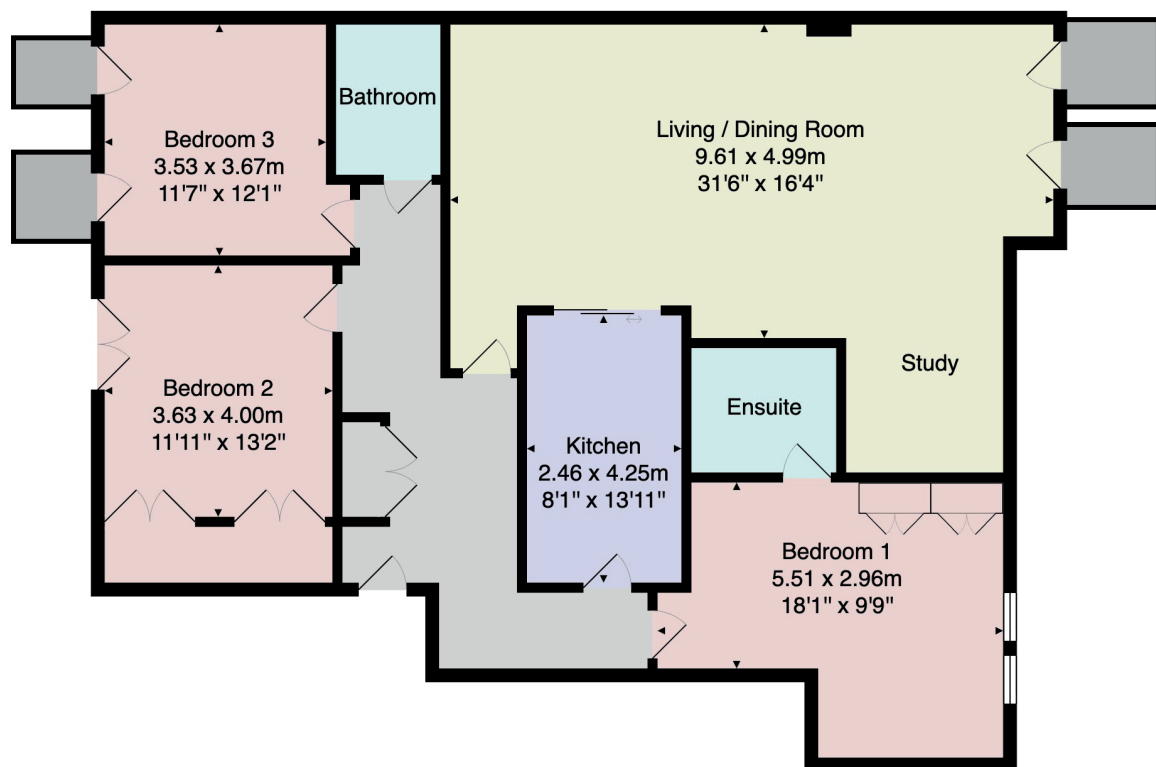
A welcoming entrance hall with wood flooring and a large fitted cloaks cupboard provides excellent storage and sets the tone for the quality and space found throughout the apartment.

The accommodation is centred around an impressive 31-foot open-plan living and dining area, complemented by an adjacent study area, creating an ideal space for both everyday living and entertaining. The room enjoys excellent natural light and benefits from small balconies to both the front and rear elevations. A separate contemporary fitted kitchen features granite work surfaces, integrated appliances, recessed lighting and tiled flooring.

The principal bedroom is a generous double with fitted wardrobes and a stylish en-suite shower room finished with full-height tiling, a corner shower enclosure, contemporary sanitary ware and a heated towel rail. There are two further well-proportioned double bedrooms, both benefitting from fitted wardrobe storage and excellent natural light.

The house bathroom is finished to a high standard and comprises a panelled bath with shower over, wash hand basin and WC, complemented by full-height tiling, recessed ceiling lighting and a heated towel rail.

FLOOR PLAN



Total Area: 137.5 m² ... 1480 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.

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Outside

Further features include a secure underground parking space, making this an ideal opportunity for those seeking luxury, space, and central living.

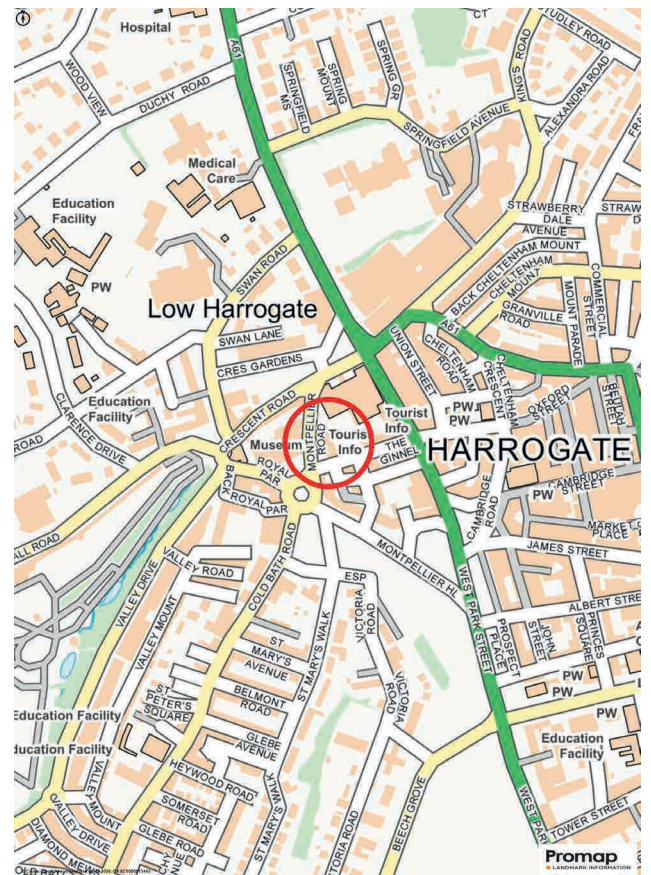
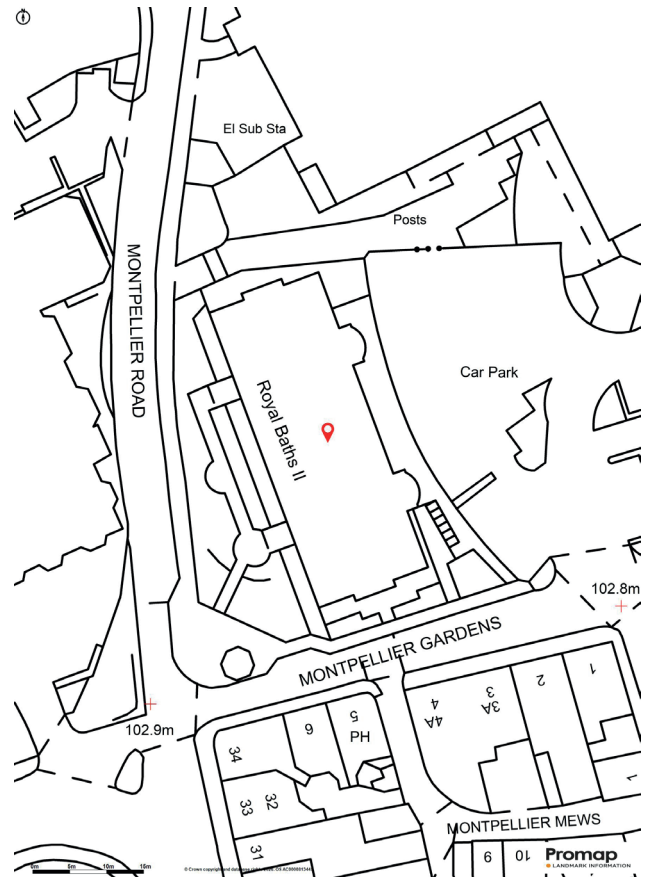
Services

All mains services connected.

Tenure

Leasehold

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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