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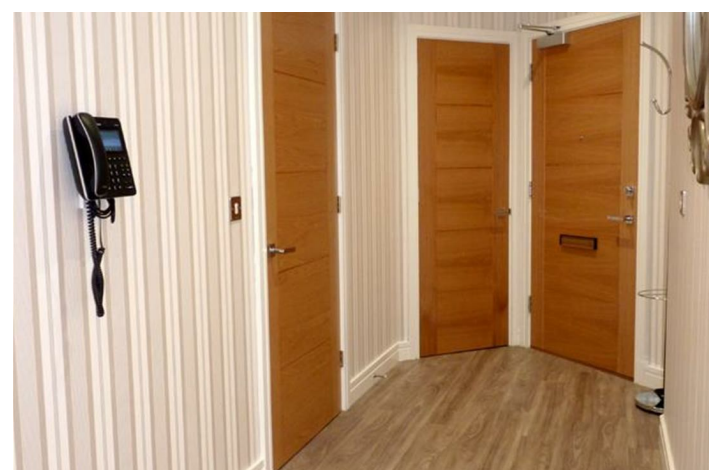
These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold or unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

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**NT NICHOLLS
TYREMAN**

SALES & LETTING AGENTS



Apartment 2 Bewick Grange Harrogate

A recently constructed two bedroom apartment for the over 55's close to the town centre

£450,000



An excellent opportunity to purchase this beautifully appointed ground floor apartment forming part of this exclusive new development for the over 55's, truly requiring internal inspection to appreciate the high level of quality throughout.

Bewick Grange has been thoughtfully designed to maximise living space and natural light, perfect for those who are wanting to downsize without compromise. Located within the very heart of Harrogate town centre with private allocated parking, high security video entry phone system and underfloor heating included within the management fees.

The accommodation in brief comprises a beautifully appointed communal entrance vestibule leading to Apartment 2 with large entrance hall with good sized storeroom, open plan living room with access to a balcony, dining area, kitchen, utility cupboard, master bedroom with dressing area, wardrobes, en-suite bathroom and access to a further balcony, second bedroom and shower room.



GROUND FLOOR

Communal Entrance

Communal Foyer/Lounge

APARTMENT 2

Entrance Hall 17'7" x 4'10" (5.36m x 1.47m)

Boiler Room 5'10" x 3'6" (1.78m x 1.07m)

Open Plan Living/Dining/Kitchen

Living Area 18'10" x 16'2" (5.74m x 4.93m)

Dining Area 10'8" x 8'11" (3.25m x 2.72m)

Kitchen 8'8" x 8'3" (2.64m x 2.51m)

Utility Cupboard 3'7" x 2' (1.09m x 0.61m)

Bedroom One 15'1" x 10'9" (4.60m x 3.28m)

En-suite Bathroom 9'2" x 5'2" (2.79m x 1.57m)

Bedroom Two 12' x 11' (3.66m x 3.35m)

Shower Room 7'10" x 3'11" (2.39m x 1.19m)

OUTSIDE

Two Balconies

Store

Outside there are beautifully maintained communal gardens and allocated parking for one vehicle with the additional facility for a car port available at a further £4,000.

DIRECTIONS - HG1 2FA

From Harrogate take the Ripon Road and turn left into Swan Road. Bewick Grange is situated on the right hand side behind The Swan Hotel.

TENURE

The tenure of the property is leasehold with a service charge of £61.38 per week, which includes the ground rent.