



**THE REGENCY
BOWER ROAD, HARROGATE**

**£155,000 - £285,000
NEW DEVELOPMENT**

A fabulous select development of one and two bedroom town centre apartments ideally located with a superb outlook and finished to an extremely high quality. Each apartment has been well planned and has the benefits of a welcoming, spacious communal entrance and original staircase.

The apartments have been designed to serve the town dwellers requirements, being double glazed and centrally heated.

Situated extremely closed to the thriving town centre with its excellent shopping, numerous bars and restaurants, along with the Asda supermarket and train and bus station being within an easy walk.

To the side of the property is a parking space for apartment 7 along with bin store and cycle store.

The photos used in this brochure are of a development with a similar specification and will be updated with actual photos when they are available.

APPROXIMATE DISTANCES

Town Centre	600 metres
Railway Station	350 metres
Bus Route	500 metres
Airport	15.2 miles

DIRECTIONS - HG1 5LP

From Harrogate turn right from Kings Road onto Station Parade A61. Turn left onto Cheltenham Mount and continue on as the road becomes Bower Road. At the mini roundabout go straight on and the property is on the left side.

TENURE

The tenure of the property is leasehold for a term of 999 years with a ground rent of £300 per annum. A new lease is currently being formed with further information upon request.





SOLD
SUBJECT TO CONTRACT



Measurements are approximate. Not to scale. Illustrative purposes only
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Apartment 6 - £155,000

A second floor apartment with entrance hall with useful store, living room/kitchen, bedroom and shower room.

Hall

Living/Kitchen 16'9" x 12'3"

Bedroom 14'1" x 12'2"

Bathroom 7'9" x 4'7"



Apartment 7 - £285,000

A large garden apartment extending to the whole floor with separate entrance to the side of the building, with accommodation comprising: Large hall with useful store, large living/dining room with open plan kitchen, two double bedrooms, ensuite shower room, bathroom, large courtyard to the rear and a **parking space** for one vehicle.

Hall

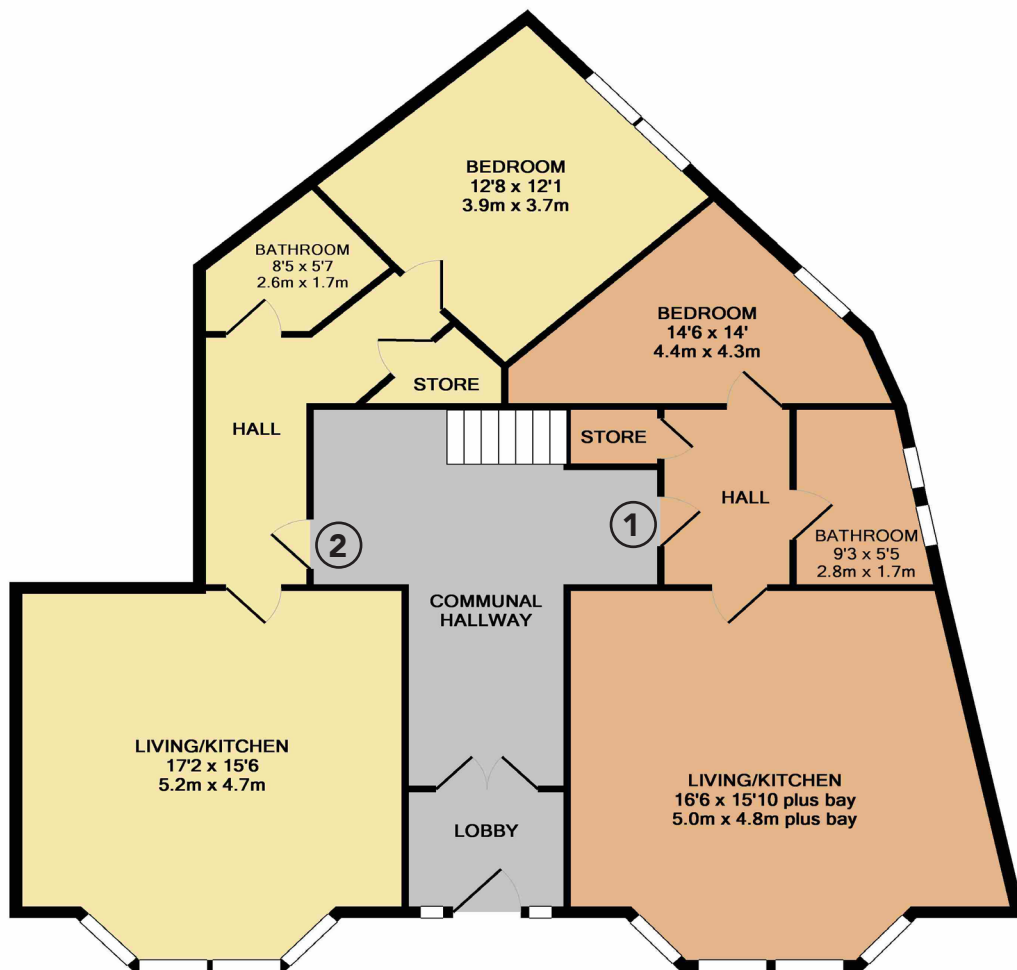
Living/Dining/Kitchen 20'6" x 16'10"

Bedroom One 15'5" x 11'9"

Ensuite Shower Room 8'3" x 4'7"

Bedroom Two 13'7" x 11'10"

Bathroom 10'1" x 5'7"



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Apartment 2 - £184,950

A ground floor apartment with good sized entrance hall with useful store, large living room/kitchen with bay window and a superb outlook, double bedroom and bathroom.

Hall

Living/Kitchen 17'2" x 15'6"

Bedroom 12'8" x 12'1"

Bathroom 8'5" x 5'7"

Apartment 1 - £184,950

A ground floor apartment having an entrance hall with useful store, large living room/kitchen with large bay window and a superb outlook, double bedroom and bathroom.

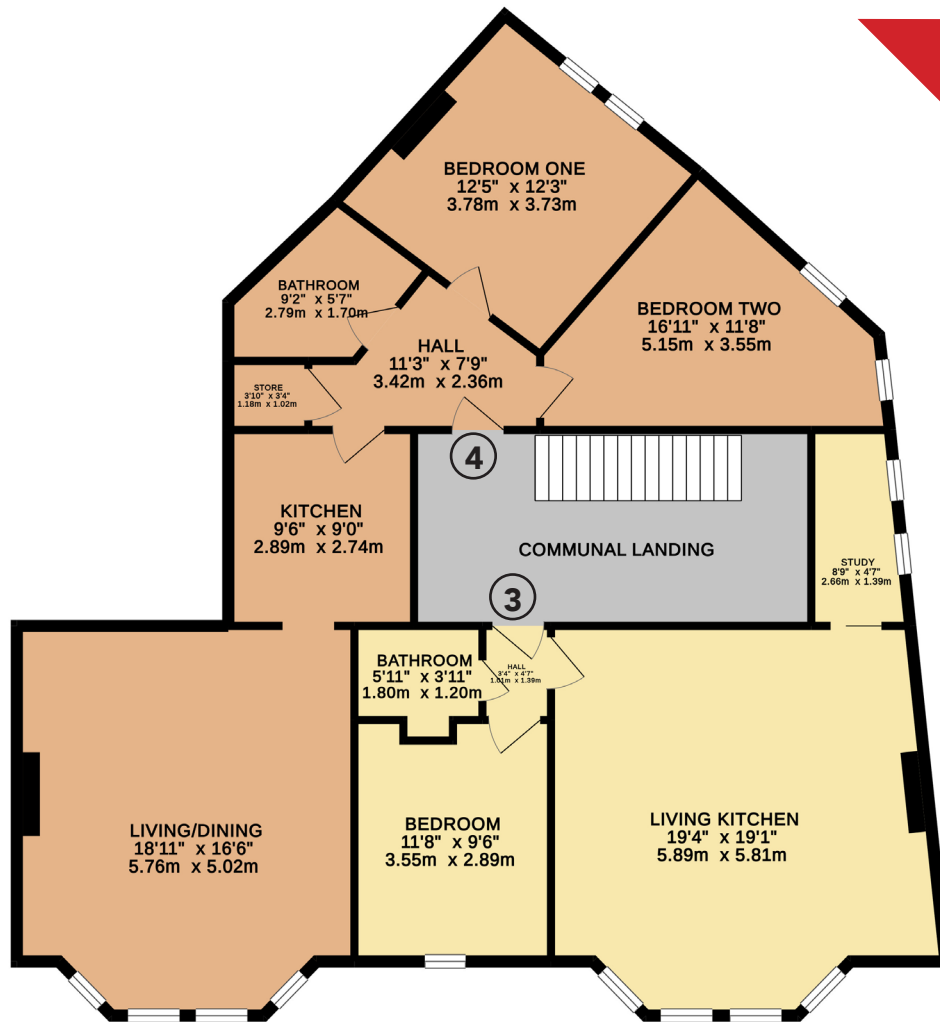
Hall

Living/Kitchen 16'6" x 15'10"

Bedroom 14'6" x 14'

Bathroom 9'3" x 5'5"

SOLD
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Apartment 4 - £249,000

A first floor apartment with entrance hall with useful store, large living room with bay window and a superb outlook, separate kitchen, two double bedrooms and bathroom.

Hall

Living/Dining 18'11" x 16'6"

Kitchen 9'6" x 9'

Bedroom One 12'5" x 12'3"

Bedroom Two 16'11" x 11'8"

Bathroom 9'2" x 5'7"

Apartment 3 - £160,000

A first floor apartment with entrance hall, large living room/kitchen with bay window and a superb outlook, study, bedroom and bathroom.

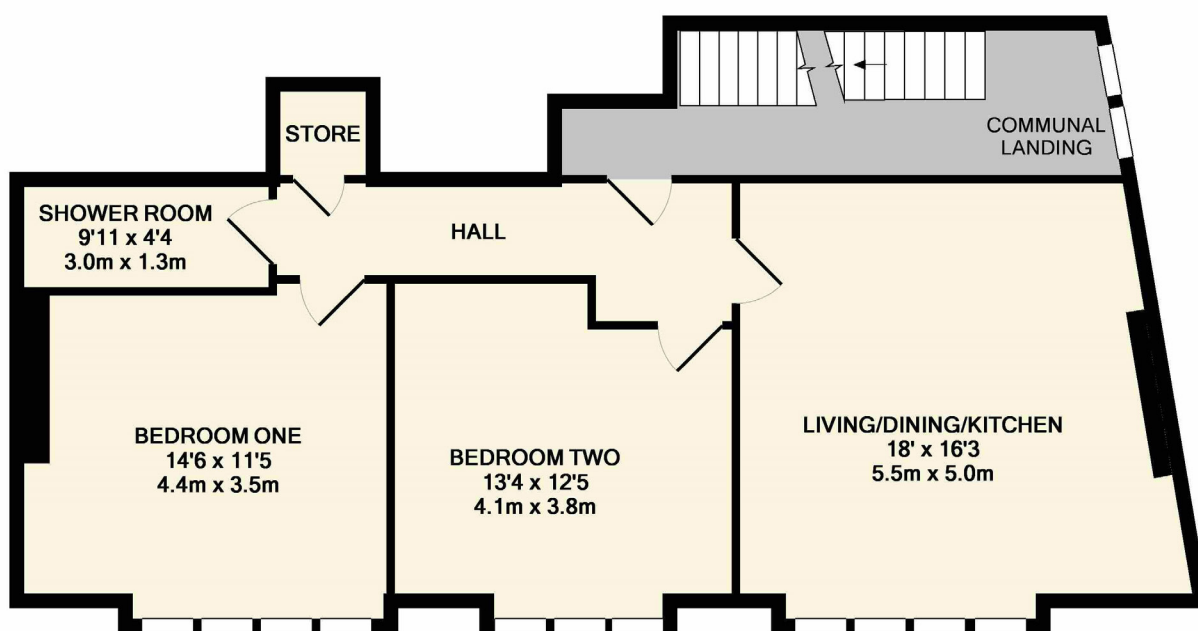
Hall

Living/Kitchen 19'4" x 19'1"

Bedroom 11'8" x 9'6"

Study 8'9" x 4'7"

Bathroom 5'11" x 3'11"



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only

Apartment 5 - £249,000

A second floor apartment forming the whole frontage of this floor with large entrance hall with useful store, living room/kitchen with a superb outlook, two double bedrooms and a shower room.

Hall

Living/Dining/Kitchen 18' x 16'3"

Bedroom One 14'6" x 11'5"

Bedroom Two 13'4" x 12'5"

Shower Room 9'11" x 4'4"