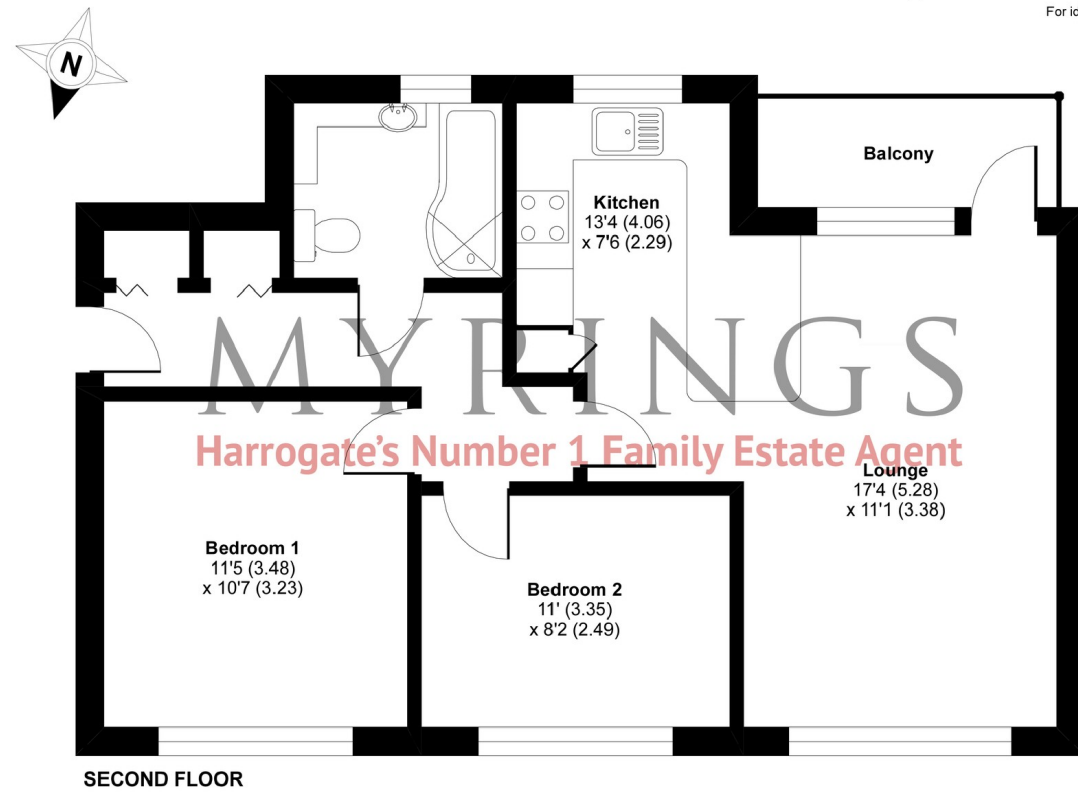
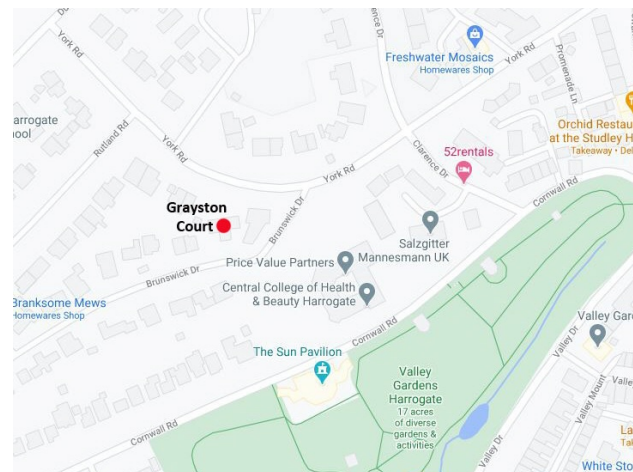
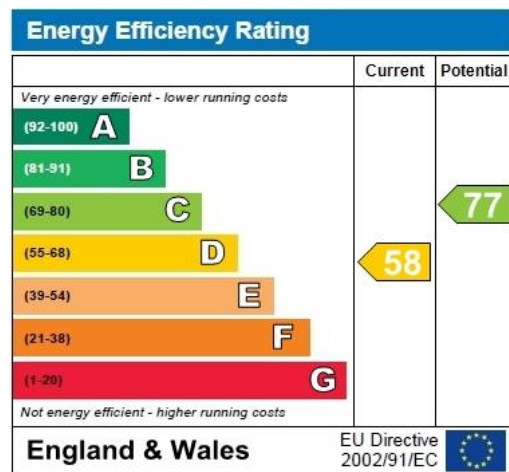


Brunswick Drive, Harrogate, HG1

Approximate Area = 653 sq ft / 60.6 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Myrings. REF: 671744



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Harrogate's town centre turn left off West Park into Montpellier Hill. At the roundabout take the second exit then take the second left turn by the entrance to Valley Gardens into Cornwall Road. Turn right into Hereford road which is the second right turn off Cornwall Road. Turn right again into Rutland Road and then first right into Brunswick Drive where Grayston Court can be found on the left hand side.



Flat 4 Grayston Court, Brunswick Drive, Harrogate

£249,950

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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Flat 4 Grayston Court, Brunswick Drive, Harrogate, North Yorkshire,
HG1 2PZ



This well-proportioned, second floor two bedroom apartment with south facing balcony and garage forms part of an exclusive, purpose built block within the sought after Duchy Estate.

The position of this property is most desirable being on a quiet leafy street yet only minutes walk from all the town centre amenities and the award winning Valley Gardens. Being set back from the road and fronted by attractive and mature communal gardens, the building opens beneath a covered vehicular drop off / pick up point. Adjacent to this is the a communal lobby and staircase which leads up to the second floor private entrance. The recently renovated apartment itself presents fresh stylish decor throughout, and with secure entry system for the building, enters to a reception hall with useful storage cupboards. Branching off is a fully tiled house bathroom that boasts contemporary sanitary ware, over bath shower, heated floor and concealed washer dryer. The magnificent, high quality kitchen is fitted with handleless gloss units, granite work surfaces

including breakfast bar and integrated appliances including wine cooler. The open plan living room is large enough to accommodate dining space as well as lounge furniture, and opens out to the South facing balcony which is already scheduled for update. For parking there is a larger than average single garage. The building also benefits from having recently had cavity wall insulation and is scheduled to have all windows replaced for which funding is already in place.

The Duchy estate is a highly desirable residential area on the edge of Harrogate's town centre which boasts many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. For the golf enthusiast Oakdale Golf club is only a two minute drive away. Transport links are most accessible with the train line running to the main stations at York and Leeds, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
5 minutes walk



Main Roads
A1M 9 miles



Train
Harrogate 1.3 Miles



Airport
Leeds/Bradford 12.9 Miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

Mains electric, water and drainage are connected to the property. Heating is electric.

Rating Authority

Harrogate Borough Council Tax Band C

Tenure

Leasehold