



FLAT 4, CHARWALL TOWER
Otley Road, Harrogate

Carter Jonas

FLAT 4, CHARWALL TOWER, 3 OTLEY ROAD, HARROGATE, HG2 0DJ

A beautiful example of town-centre living at its best, Apartment 4 at Charwall Tower offers a luxurious two bedroom home set at the rear of this impressive period building. Thoughtfully restored, the apartment retains an abundance of original character features that enhance the sense of elegance throughout this immaculately presented apartment with south facing roof terrace.

This generously proportioned apartment is located on the first floor of this imposing and impeccably maintained building, and the accommodation has been significantly improved creating a stylish, spacious and welcoming two bedroom home. A striking reception hall leads through to the magnificent sitting room, where high ceilings and period details create a wonderful sense of space. French doors open directly onto the roof terrace, which enjoys a pleasant south facing aspect. The bespoke fitted Breakfast kitchen includes a smart range of integrated appliances, a range oven and provides room for a dining table and chairs. There are two spacious double bedrooms, with the principal bedroom featuring a contemporary shower room. The house shower room includes a modern walk in shower and high quality finishes. A further advantage of this outstanding apartment is the provision of two private off street parking spaces, exclusively for the use of Apartment 4.

Charwall Tower occupies a prime position towards the lower end of Otley Road, adjacent to the beautiful West Park Stray. Harrogate town centre is just a short stroll away, offering an excellent selection of shops, cafés, restaurants, and bars, as well as the famed 200 acre Stray, Valley Gardens, and regular bus and rail links to destinations further afield. For commuters, several key A roads provide convenient access to Leeds, Bradford, York, and neighbouring towns.

AN IMPRESSIVE TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT ON THE FIRST FLOOR OF THIS HANDSOME STRAY SIDE PERIOD VILLA WITH A BEAUTIFUL SOUTH FACING ROOF TERRACE, TWO PRIVATE PARKING SPACES AND WITHIN A LEVEL WALK OF WEST PARK AND HARROGATE TOWN CENTRE.



ADDITIONAL INFORMATION

Tenure: We are advised that the apartment is freehold. Each property has a share in the freehold company.

Service charge: c. £3,000 per annum which includes the buildings insurance

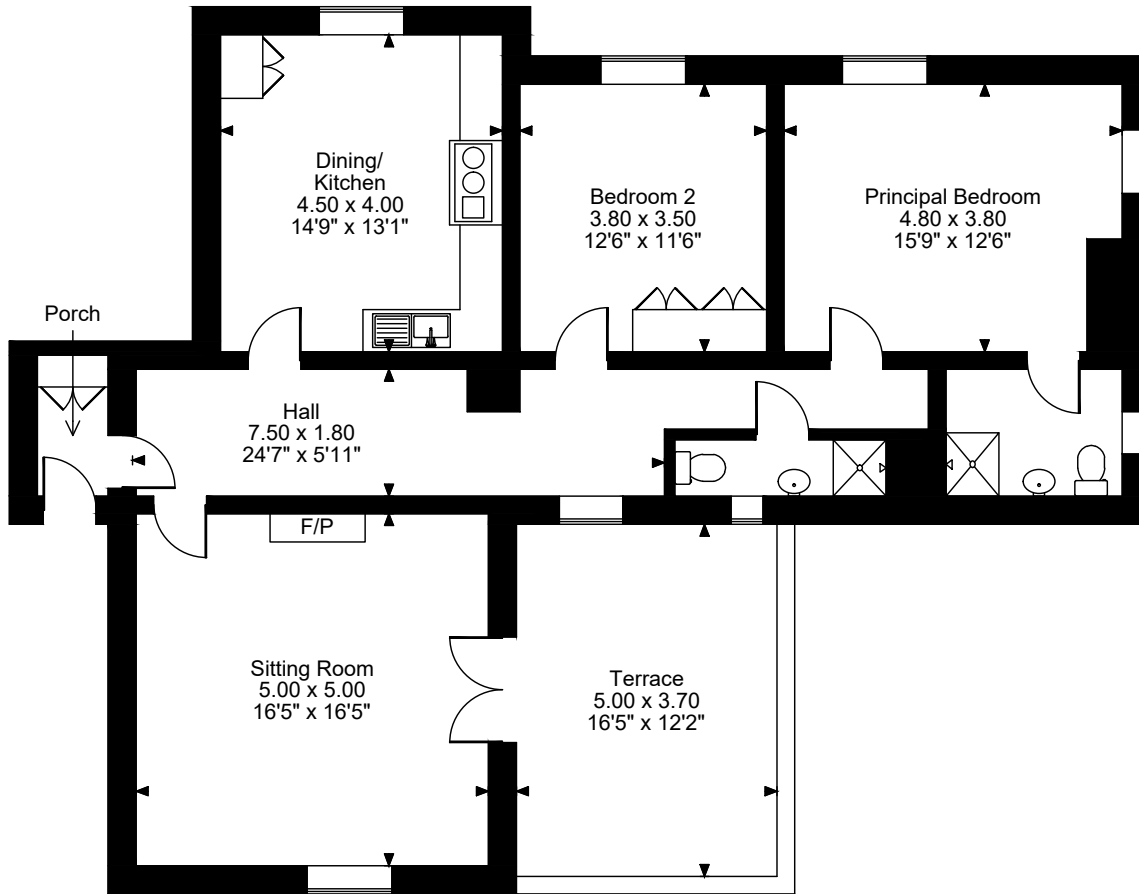
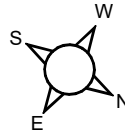
Viewing: Strictly by appointment through Carter Jonas - 01423 523423.

Agents Notes: The property has recently had a complete roof replacement. Lets are not permitted.

Directions: From the Prince of Wales roundabout, continue onto Otley Road. Charwall Tower is the third building located on the left.



Flat 4, Charwall Tower, Otley Road, Harrogate
Approximate Gross Internal Area
Total = 1,171 sq ft / 109 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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