



APARTMENT 5, ESPLANADE COURT
Harrogate

Carter Jonas

APARTMENT 5, ESPLANADE COURT, 2 ST MARYS WALK, HARROGATE, HG2 0LW

Overlooking the tree lined Stray and Montpellier Quarter, this first floor apartment has been modernised throughout to an incredible standard and benefits from having a secure single garage, residents parking and a balcony off the spacious sitting/dining room.

The building is approached through manicured communal gardens leading to an immaculately presented and secure entrance. Two newly fitted lifts give access to the first floor. The spacious entrance hall to the apartment leads to the main sitting/dining room which benefits from floor to ceiling windows which flood the room with natural light. French sliding doors give, in addition to further natural light, access to the balcony which offers views over the Stray. There is a fully fitted modern kitchen which has two-tone bespoke cabinetry and integrated appliances including Siemens oven, induction hob, microwave combination oven and dishwasher. There is also an integrated washer/dryer. To the left of the hallway is the delightful principal bedroom with fitted bespoke wardrobes and vanity area. The contemporary en-suite bathroom has a fabulous walk-in shower with feature curved walls and separate bath. Across the hallway are a further two double bedrooms, again with bespoke wardrobes and storage space, serviced by a well appointed house shower room. Both bathrooms and the kitchen benefit from underfloor heating.

The building is surrounded by pristine communal garden areas and, in addition to the single garage located to the rear of the property, there are resident/visitor parking spaces plus the added benefit of qualification for street parking permits.

The apartment is immaculately presented throughout featuring stylish design and bespoke contemporary finishes. The property is available with no onward chain.

A STUNNING FIRST FLOOR 3 BEDROOM, 2 BATHROOM LUXURY APARTMENT, LOCATED IN THIS PROMINENT TOWN CENTRE BUILDING AND OVERLOOKING THE STRAY AND MONTPELLIER QUARTER.



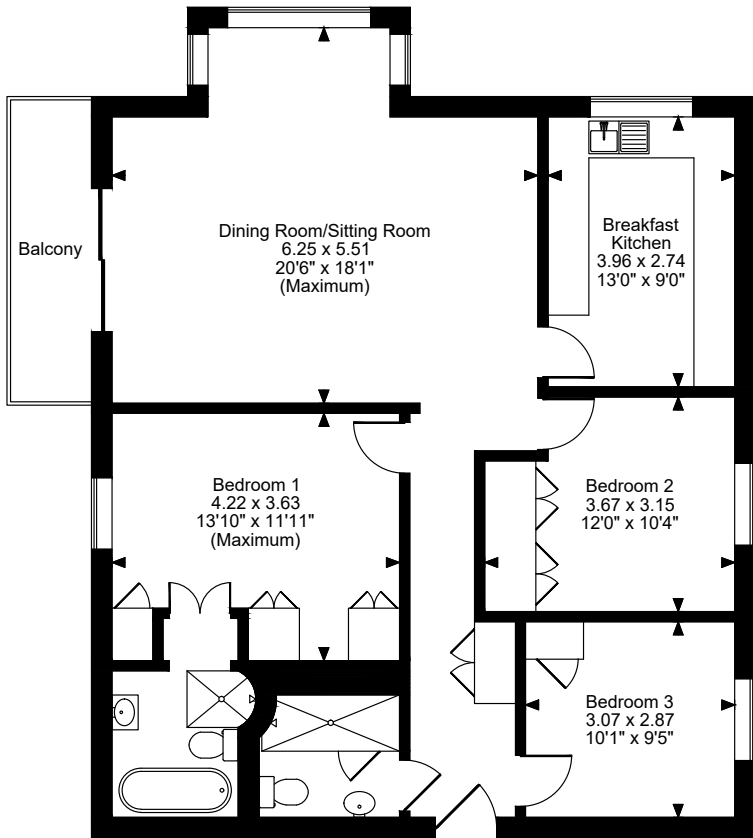
ADDITIONAL INFORMATION

Tenure: Leasehold 999 years (circa 950 years remaining) with share of freehold. Service charge, which includes water, is circa £3,828 per annum and paid quarterly.

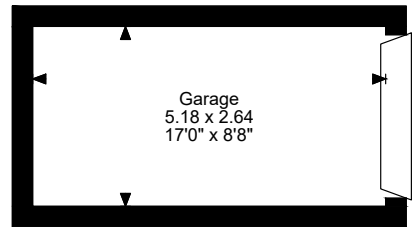
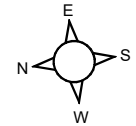
Parking: The apartment benefits from a single garage as well as visitor parking spaces. The building qualifies for residents permits for additional parking options.

Viewings: By prior appointment through the selling agents - Carter Jonas - 01423 523423.





Apartment 5, Esplanade Court, Harrogate
Approximate Gross Internal Area
Main House = 1,045 sq ft / 97 sq m
Garage = 148 sq ft / 14 sq m
Total = 1,193 sq ft / 111 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		
(55-68)	D		
(39-54)	E	51	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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