APARTMENT 12, ELLIS HOUSE
Cornwall Road, Harrogate

Carter Jonas

APARTMENT 12, ELLIS HOUSE, ELLIS COURT, HARROGATE, HG1 2SH

A FANTASTIC OPPORTUNITY TO PURCHASE THIS MOST IMPRESSIVE 3 BEDROOM LATERAL PENTHOUSE APARTMENT, SITUATED WITHIN THIS ATTRACTIVE SOUGHT AFTER GATED DEVELOPMENT AND IN A SUPERB POSITION ADJOINING THE VALLEY GARDENS.

Impressive period building · Penthouse apartment
Breakfast kitchen · Large dining/sitting room
Three double bedrooms · Three bathrooms · Grand proportions · Garage · Parking space · Lift · Large private store room · Close to town centre · Private gated access to the Valley Gardens · No onward chain

The imposing period property, formerly The Royal Bath Hospital, is just off Cornwall Road and has direct access to the Valley Gardens. The apartment is accessed via attractive and well-maintained communal hallways with lift facilities. Within the apartment there is a large reception hall, a dining/sitting room with attractive period features and views over the Valley Gardens, breakfast kitchen, house shower room, ample hallway storage, principal bedroom with ample fitted storage options and an en suite bathroom, guest bedroom with fitted storage and an en suite bathroom and a third double bedroom which is used as a study so has a fitted desk and office furniture as well as a built in wardrobe.

Ellis House is accessed via electric gates and stands within attractive and well maintained grounds. On the ground floor the apartment has the advantage of one of the larger secure store rooms and benefits from a good sized garage with electric door and private parking space in front. There is also ample parking for visitors and a secure pedestrian gate allowing residents direct access into the adjoining Valley Gardens.

This is a truly one-off and individual apartment in a fantastic position convenient to Harrogate's town centre. An internal inspection to appreciate the size and quality of the apartment and position is strongly recommended.

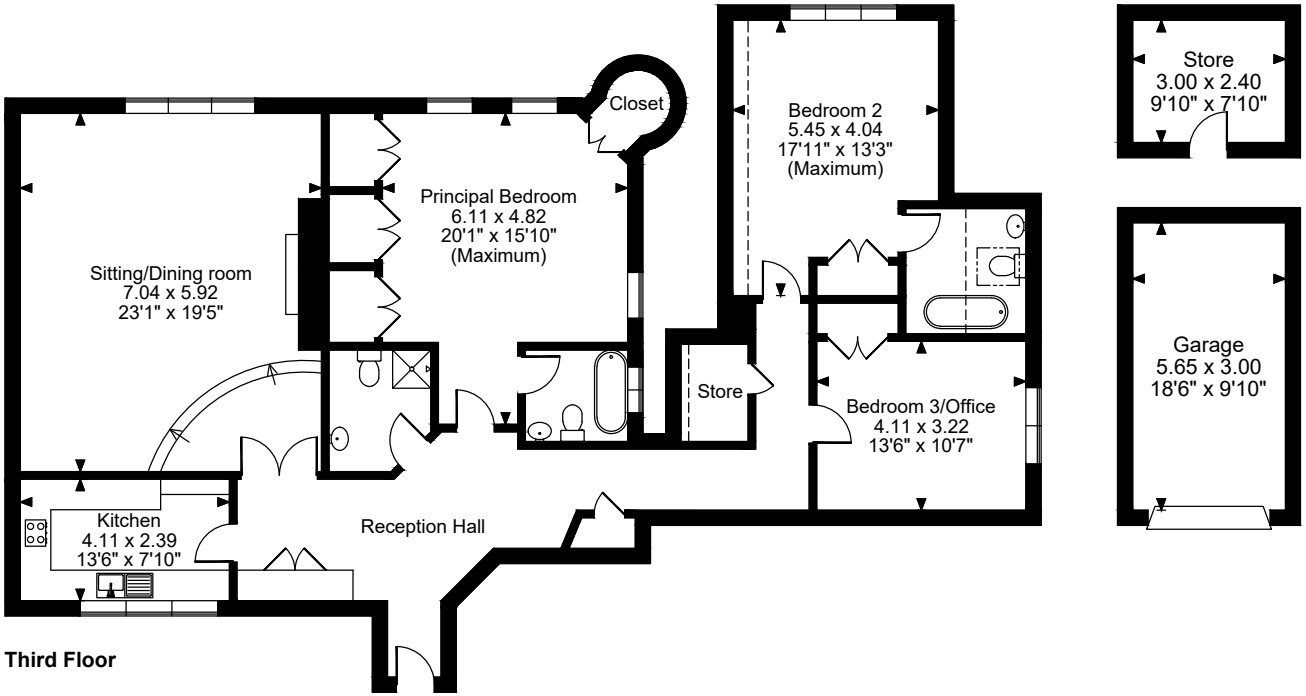
ADDITIONAL INFORMATION

Tenure: We are advised that the apartment is held on the remainder of a 999 year lease which commenced in 1997, with each leaseholder owning a share of the freehold and management company. The current annual service charge is £4,187, paid bi annually.

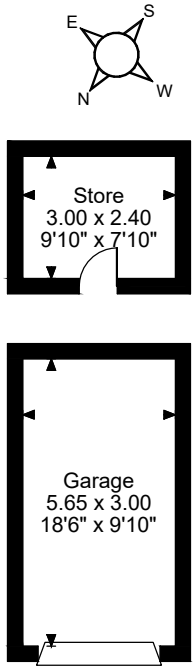
Viewings: Strictly by appointment through the selling agents – Carter Jonas 01423 523423.

Directions - HG1 2SH: From our office in the town centre proceed down Montpellier Hill. At the roundabout take the second exit onto Royal Parade then turn left into Cornwall Road. Follow the road for around 300m and the entrance to Ellis House is on the left hand side behind large electric gates.

Apartment 12, Ellis House, Cornwall Road, Harrogate
Approximate Gross Internal Area
Apartment = 1,900 sq ft / 177 sq m
Garage = 182 sq ft / 17 sq m
Store = 78 sq ft / 7 sq m
Total = 2,160 sq ft / 201 sq m



Third Floor



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