

APARTMENT 1, ESPLANADE COURT
Harrogate

Carter Jonas

APARTMENT 1, ESPLANADE COURT, 2 ST MARYS WALK, HARROGATE, HG2 0LW

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

Overlooking the tree lined Stray and Montpellier Quarter, this ground floor apartment has been modernised throughout to a high 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 lobby.

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. large sliding doors give, in addition to further natural light, access to the balcony which offers views over the Stray towards Montpellier Quarter and Betty's. There is a fully fitted modern kitchen with granite worksurfaces and integrated appliances including two ovens, induction hob, dishwasher, fridge freezer and a wine fridge. The kitchen has glass pocket doors into the sitting/dining room creating a semi open plan space. There is an integrated washer/dryer in the airing cupboard in the hallway. To the end of the hallway is the delightful principal bedroom with fitted wardrobes and views towards Montpellier Hill. The contemporary en suite shower room is spacious and well presented. There are two further double bedrooms which are both serviced by a well appointed contemporary bathroom. 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 contemporary finishes.



ADDITIONAL INFORMATION

The property is available with no onward chain.

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: Strictly by appointment through the selling agent - Carter Jonas - 01423 523423.







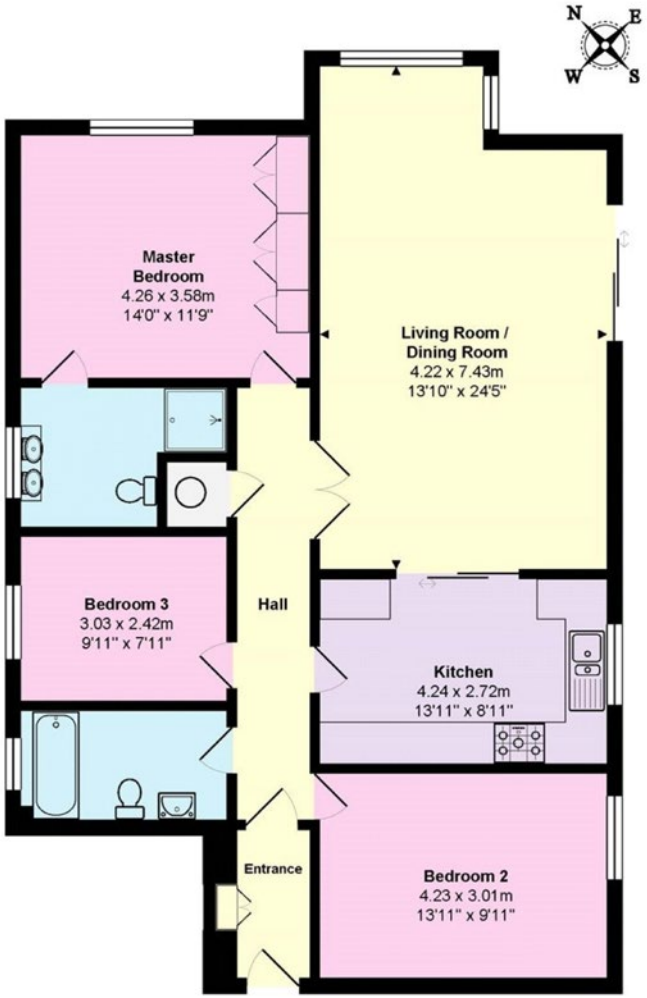










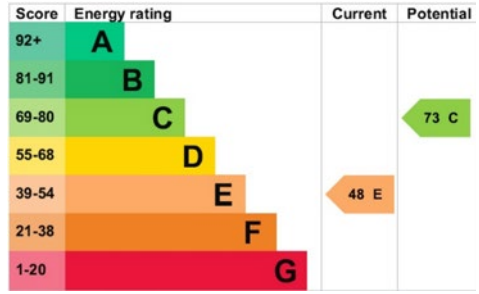


Total Area: 102.0 m² ... 1098 ft²

All measurements are approximate and for display purposes only







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