



4 WINDSOR COURT
Harrogate

Carter Jonas

4 WINDSOR COURT, PRINCE OF WALES MANSIONS, HARROGATE, HG1 1JB

A RARE OPPORTUNITY TO ACQUIRE A STUNNING PROPERTY OCCUPYING THE CORNER OF THE FORMER PRINCE OF WALES HOTEL, A COMPLETE 'ONE OFF' WITH ITS OWN GRAND ENTRANCE ON WEST PARK, WITH PRIVATE DRIVEWAY FOR 3 CARS AND PRIVATE GARDENS TO BOTH YORK PLACE STRAY AND WEST PARK STRAY.

Prince of Wales Mansions is one of Harrogate's most distinctive historic buildings, located on the corner of York Place and West Park, overlooking The Stray and within a stone's throw of the town centre. It is a prominent example of Harrogate's Georgian and Victorian heritage. Built in 1815, this important coaching inn was originally called Hattersley's. It was renamed the Brunswick in 1833, the same name given in 1848 to Harrogate's first railway station which was located diagonally opposite. In 1866 the name was changed to The Prince of Wales Hotel. The hotel was converted into a number of apartments in 1960. This is the kind of home that rarely comes to the market.

Reception hall · Morning room · Garden room · Drawing room · Sitting room · Dining room · Hallway with wine wall and bar · Cloakroom · Breakfast kitchen · Utility room · Study · Store/workshop · Principal bedroom with a dressing area, his and hers walk-in wardrobes and an en suite shower room · Two double bedrooms – each with en suite shower rooms · Separate self-contained annexe apartment ideal for guests, relatives or staff · Garage · Extensive additional parking · Private south and west facing landscaped garden and terrace

4 Windsor Court is an exceptional property that will appeal to discerning buyers seeking luxury apartment living of the highest standard, combining timeless elegance with contemporary style. Extensively refurbished by the current owner, the property offers immaculately presented accommodation, finished to an exacting specification.

A MAGNIFICENT PROPERTY OF EXCEPTIONAL QUALITY, OFFERING GENEROUS, ELEGANTLY PROPORTIONED AND BEAUTIFULLY APPOINTED ACCOMMODATION, TOGETHER WITH A SELF CONTAINED ANNEXE APARTMENT, ENJOYING ATTRACTIVE VIEWS OVER WEST PARK STRAY AND OCCUPYING A PRIME POSITION WITHIN A SHORT WALK OF CENTRAL HARROGATE.





Spacious and beautifully proportioned, the accommodation extends to over 4,600 sqft (430 sqm). The apartment is approached via its own private entrance which leads to a morning room and an adjoining garden room. There is also a dining room, sitting room and a drawing room – being ideal for formal/informal entertaining. There is an inner hallway with wine wall and bar, which leads to the superbly appointed breakfast kitchen, fitted with a full range of quality Wolf and Sub Zero appliances, as well as a utility room. Also leading off the hallway is the impressive principal bedroom suite which has a double bedroom, a dressing area, his and hers walk-in wardrobes and an en suite shower room. A glass staircase leads down from the breakfast kitchen to the study, workshop/storeroom and a lower hallway, off which are two double bedrooms, each with en suite shower rooms. In addition to the main living space, there is a separate self-contained annexe apartment which provides excellent ancillary accommodation, ideal for relatives, guests or staff. The apartment extends to just under 1,000 sqft (92 sqm) in its own right and includes a sitting room with an adjoining dining area, kitchen, utility room and a double bedroom with an en suite bathroom.

Outside, there is a privately owned garage together with additional off-street parking for several cars, accessed off West Park. There are two further private allocated parking spaces together with visitor spaces in the main car park. The apartment has its own private south and west facing garden, which is well screened and enclosed by wrought iron railings.



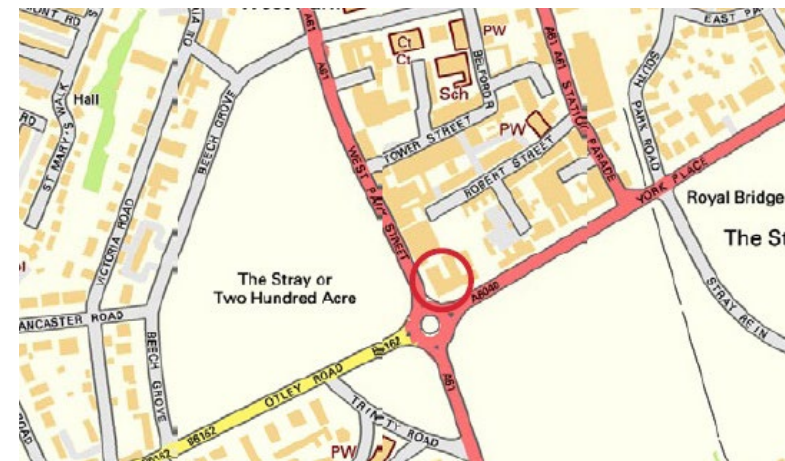




ADDITIONAL INFORMATION

Tenure: We are advised that the property is Freehold (option to switch to leasehold) and vacant possession will be given on legal completion. There is a management company called Prince of Wales Mansions Ltd - each apartment owner is a shareholder within it. The current charge for 4 Windsor Court is £319.57 per month, which covers buildings insurance and exterior maintenance.

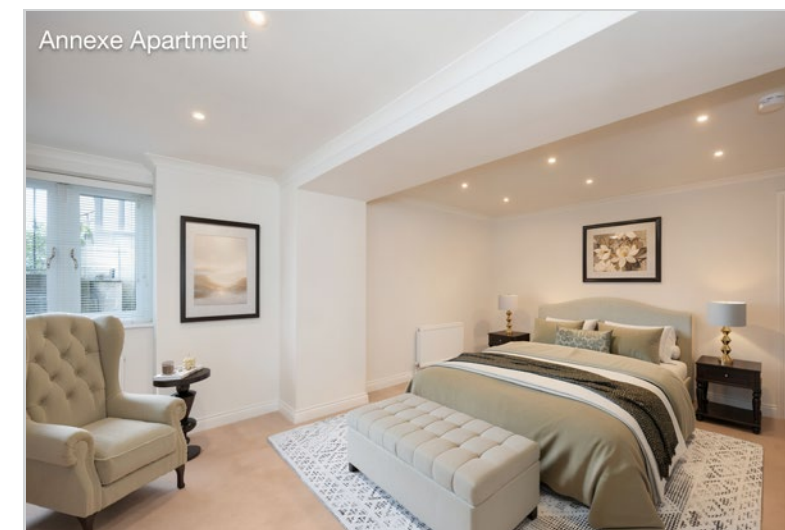
Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.



Annexe Apartment

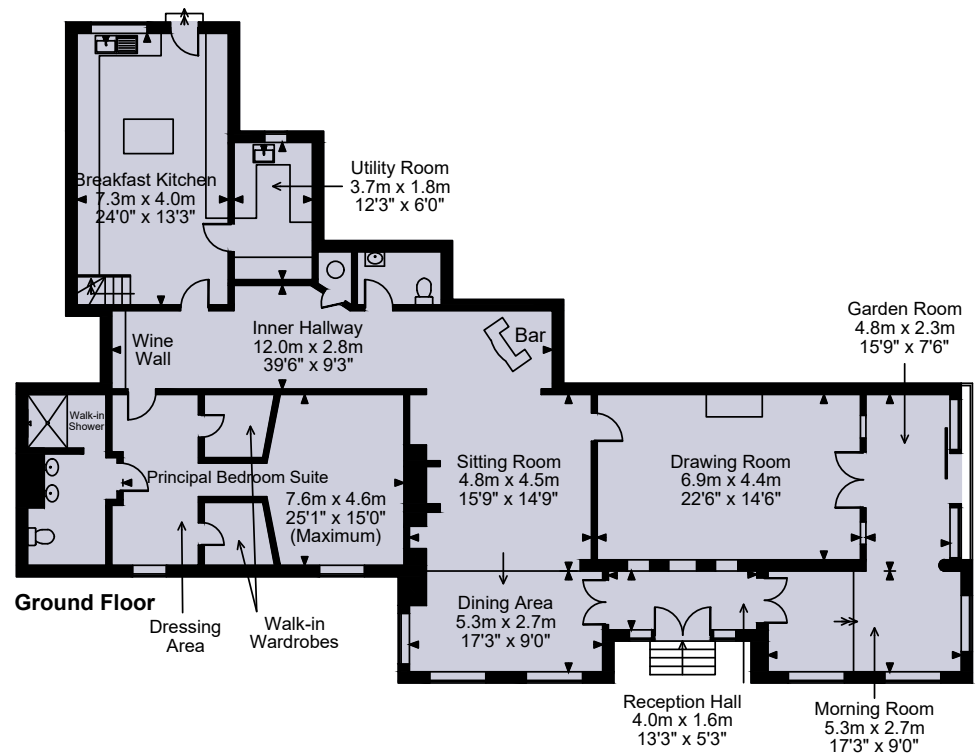
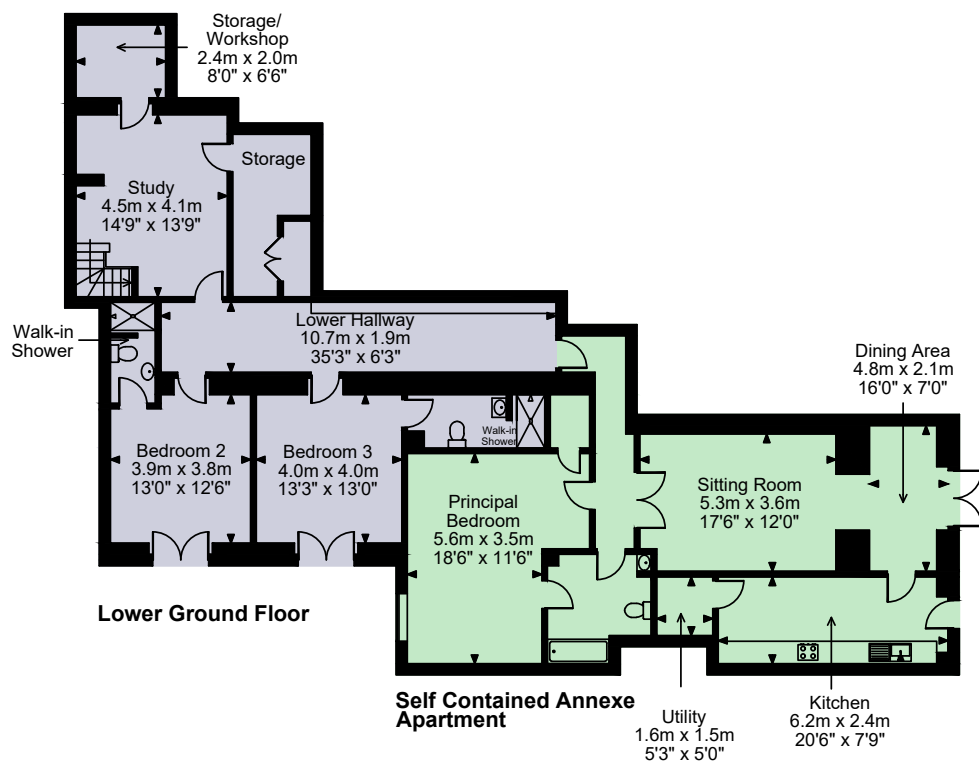


Annexe Apartment



Annexe Apartment

4 Windsor Court, Harrogate
Approximate Gross Internal Area
Main Apartment = 3,612 sq ft / 336 sq m
Annexe Apartment = 991 sq ft / 92 sq m
Total = 4,603 sq ft / 428 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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