



**APARTMENT 5, THE BALMORAL**  
Franklin Mount, Harrogate

Carter Jonas

## **APARTMENT 5, THE BALMORAL, HARROGATE, HG1 5HH**

Harrogate town centre - ½ mile

Leeds - 16 miles

A1(M) - 8 miles

Superb ground floor apartment · Private front entrance door · Hall with storage cupboard · Superb open plan living area with 2 wide bay windows · Adjoining kitchen with high gloss units and integrated appliances · Utility room · 2 double bedrooms – each with en suite shower rooms · Separate bathroom · Allocated off street parking space · Exclusive use of front garden · High quality development · Superb location within a short walk of town centre

Apartment 5, The Balmoral is situated in a quiet residential area in a lovely tree lined road, occupying a prominent position at the junction of Franklin Mount and Kings Road. The town centre is within a ½ mile walk and provides a wide variety of shops, restaurants and recreational facilities. For the commuter there is easy access to the business centre of Leeds, Bradford and York and the railway station in the town centre (again within a short walk) provides services throughout the day to Leeds and York. Mainline services to London's Kings Cross operate from both of these cities. There are also a number of services which provide a direct link between Harrogate and London's Kings Cross.

Apartment 5 is a lovely ground floor apartment providing spacious living accommodation extending to about 1263 sqft (117 sqm), converted to a high standard in 2017/18 with quality fixtures and fittings throughout. The apartment has its own private entrance which leads into a hall with a coats hanging cupboard. There is a superb open plan living area with 2 wide bay windows and an adjoining kitchen with a full range of high gloss cabinets and Bosch integrated appliances. There is also a separate utility room.

**A SUPERB 2 BEDROOM GROUND FLOOR APARTMENT PROVIDING SPACIOUS AND WELL PRESENTED ACCOMMODATION COMBINING MODERN, CONTEMPORARY LIVING WITH PERIOD STYLE, FORMING PART OF THIS PRESTIGIOUS APARTMENT DEVELOPMENT SITUATED WITHIN A SHORT WALK OF CENTRAL HARROGATE.**



To the rear there are 2 double bedrooms, each with en suite shower rooms and an additional bathroom.

Outside, the apartment has the benefit of an allocated off street parking space, with additional on street parking available by obtaining a residents parking permit. The apartment also has the benefit of the use of the lawned garden area to the front.

## ADDITIONAL INFORMATION

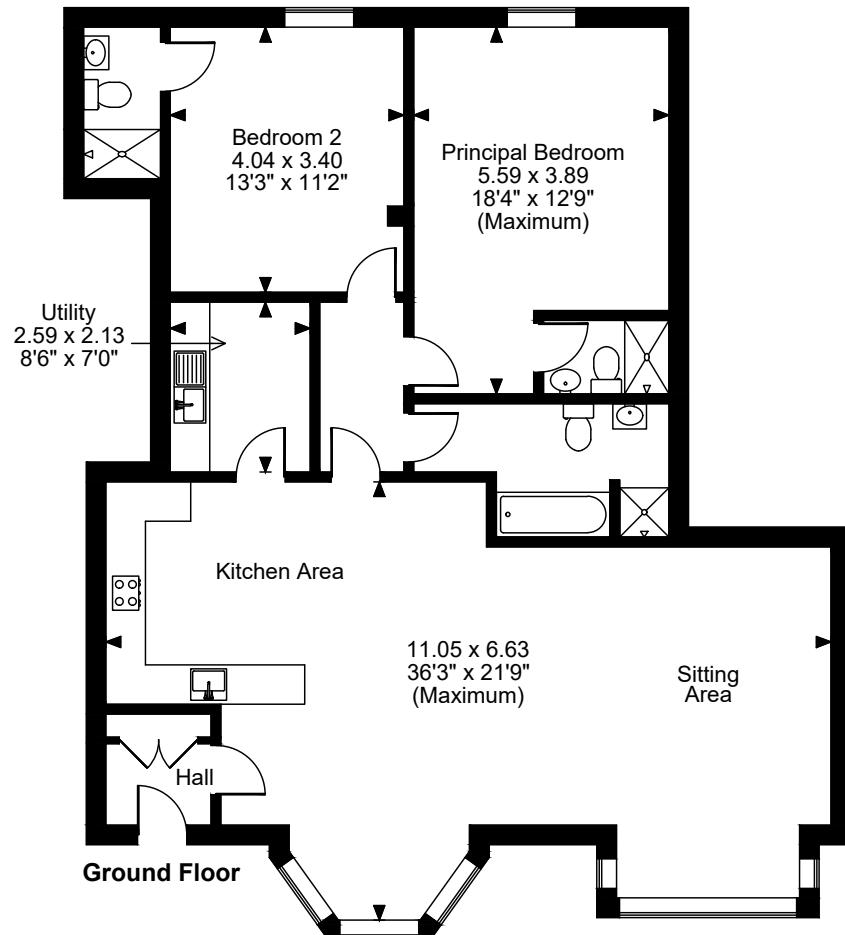
**Tenure:** We are advised that the apartment is held on a 250 year lease which commenced in 2017.

**Services:** We are advised that all mains services are installed. Gas fired central heating and electric underfloor heating in the shower rooms and bathroom.

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



**Apartment 5, The Balmoral Franklin Mount, Harrogate**  
**Approximate Gross Internal Area**  
**1,263 sq ft / 117 sq m**



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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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