



**FLAT 3, 12 THE OVAL**  
Harrogate

**Carter Jonas**

## **FLAT 3, 12 THE OVAL, HARROGATE, HG2 9BA**

**A FABULOUS AND NEWLY REFURBISHED 3 BEDROOM LATERAL APARTMENT WITH IMPRESSIVE OPEN PLAN KITCHEN AND DINING ROOM, OCCUPYING THE TOP FLOOR OF THIS HANDSOME DETACHED VICTORIAN VILLA, OVERLOOKING THE BEAUTIFUL OVAL GARDENS AND JUST A BRIEF WALK FROM HARROGATE TOWN CENTRE.**

Occupying the entire top floor of this attractive Victorian villa and enjoying lovely open views across The Oval gardens, this beautiful newly refurbished three bedroom lateral apartment offers generous and stylish living space extending to approximately 1,700 sqft. Accessed via its own private entrance, the apartment feels immediately independent and private, with the added benefit of being only a short walk into Harrogate town centre.

Recently refurbished throughout, the apartment blends contemporary comfort with the charm of its elevated position, taking full advantage of its outlook over the attractive communal gardens opposite. With its own entrance, spacious layout and prime central location, this is a superb opportunity to acquire a distinctive home in one of Harrogate's most convenient and appealing settings.

The accommodation is centred around an impressive open plan kitchen and dining room, providing an ideal space for both everyday living and entertaining. The kitchen has been thoughtfully designed with quality fittings and finishes, granite work surfaces and a sociable central island, while the overall layout benefits from excellent natural light throughout with a wealth of newly fitted Velux skylight windows. There is also a separate sitting room with views over The Oval and the accommodation is completed with three bedrooms which are complemented by a luxury bathroom with separate bath and shower and finished to a high standard.

This property offers a purchaser a worry-free property with immense character, a new roof in 2025, the remainder of a 999 year lease and with no onward chain, the apartment is ready for immediate occupation.



## ADDITIONAL INFORMATION

**Tenure:** Leasehold with the remainder of the original 999 years.

**Service charge:** The outgoings for the building are evenly split between the three apartments.

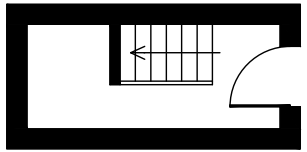
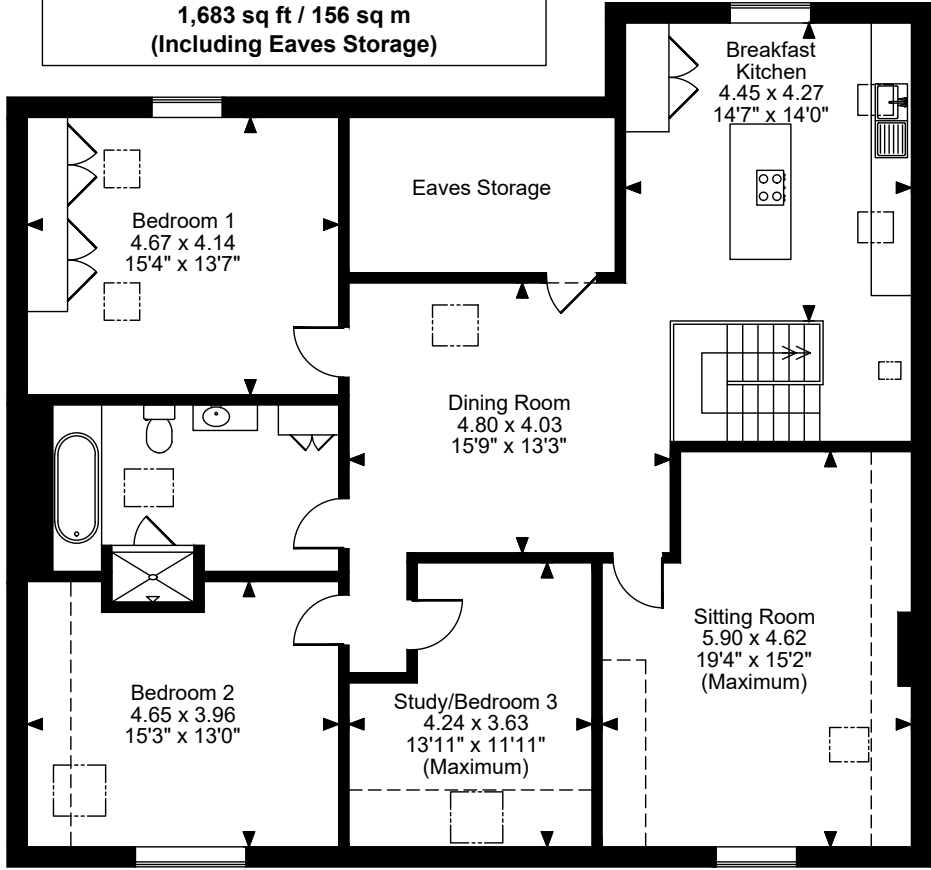
**Services:** All mains services are connected.

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

**Directions - HG2 9BA:** Leave the town centre via York Place to The Prince Of Wales roundabout heading straight onto Otley Road (B6162). Take the immediate left into Trinity Road then first right into Park Road, then bear left and take the first right which will be The Oval and Number 12 will be on the right hand side.



**The Penthouse, 12 The Oval, Harrogate**  
**Approximate Gross Internal Area**  
**1,683 sq ft / 156 sq m**  
**(Including Eaves Storage)**



**First Floor Entrance**

**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

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