



**8 GROSVENOR BUILDINGS**  
Crescent Road, Harrogate

**Carter Jonas**



## **8 GROSVENOR BUILDINGS, CRESCENT ROAD, HARROGATE, HG1 2RT**

Security controlled entrance door with lift/stairs to the third floor • Communal landing • Private entrance hall Superb open plan living/dining/kitchen area with double doors to balcony • Principal bedroom with double doors to balcony and an en suite bathroom Guest bedroom with an en suite bathroom • Third double bedroom • Shower room • Office/fourth bedroom • Utility room • Private allocated parking space • Nearby on street parking • Secure bin and bike store

Grosvenor Buildings occupies a fantastic position in the heart of the fashionable Montpellier Quarter, between the famous Royal Baths and the Crown Hotel. The Montpellier Quarter is home to an array of exclusive shops, pavement cafes, bars and award winning restaurants as well as being home to the "Antiques and Arts Centre of the North" with many quality antique shops and art galleries accompanied by new, modern and contemporary retailers. For the commuter, there is easy access to the business centres of Leeds, Bradford and York, the A1(M) is within 10 miles to the east and Leeds/Bradford Airport 13 miles to the south west. In addition, frequent rail services operate from the nearby railway station to both Leeds and York.

8 Grosvenor Buildings is a simply stunning penthouse apartment located in arguably the best position within the development, on the eastern corner of this imposing and substantial Grade II listed building which was converted into a selection of individual apartments in 2002. The spacious, light and airy accommodation is styled on a contemporary theme and extends to 2,134 sq ft (198 sqm) of living space, with an additional 287 sqft (27 sqm) in its two balconies. It enjoys a beautiful outlook over Crescent Gardens, towards the Royal Hall, Majestic Hotel and the Harrogate skyline in the distance. The apartment also has an allocated off road parking space to the rear of the building as well as a secure bin store and bike store.

**A SUPERB 3/4 BEDROOM PENTHOUSE APARTMENT, WITH LIFT ACCESS AND TWO PRIVATE BALCONIES, PROVIDING SPACIOUS AND WELL PRESENTED ACCOMMODATION THROUGHOUT, ENJOYING ATTRACTIVE VIEWS OVER CRESCENT GARDENS TOWARDS THE ROYAL HALL AND OCCUPYING A FANTASTIC POSITION IN THE FASHIONABLE MONTPELLIER QUARTER, WITHIN A SHORT WALK OF CENTRAL HARROGATE.**





Opportunities to acquire apartments of this style, size and location are rare and an inspection is essential to fully appreciate all that is on offer.

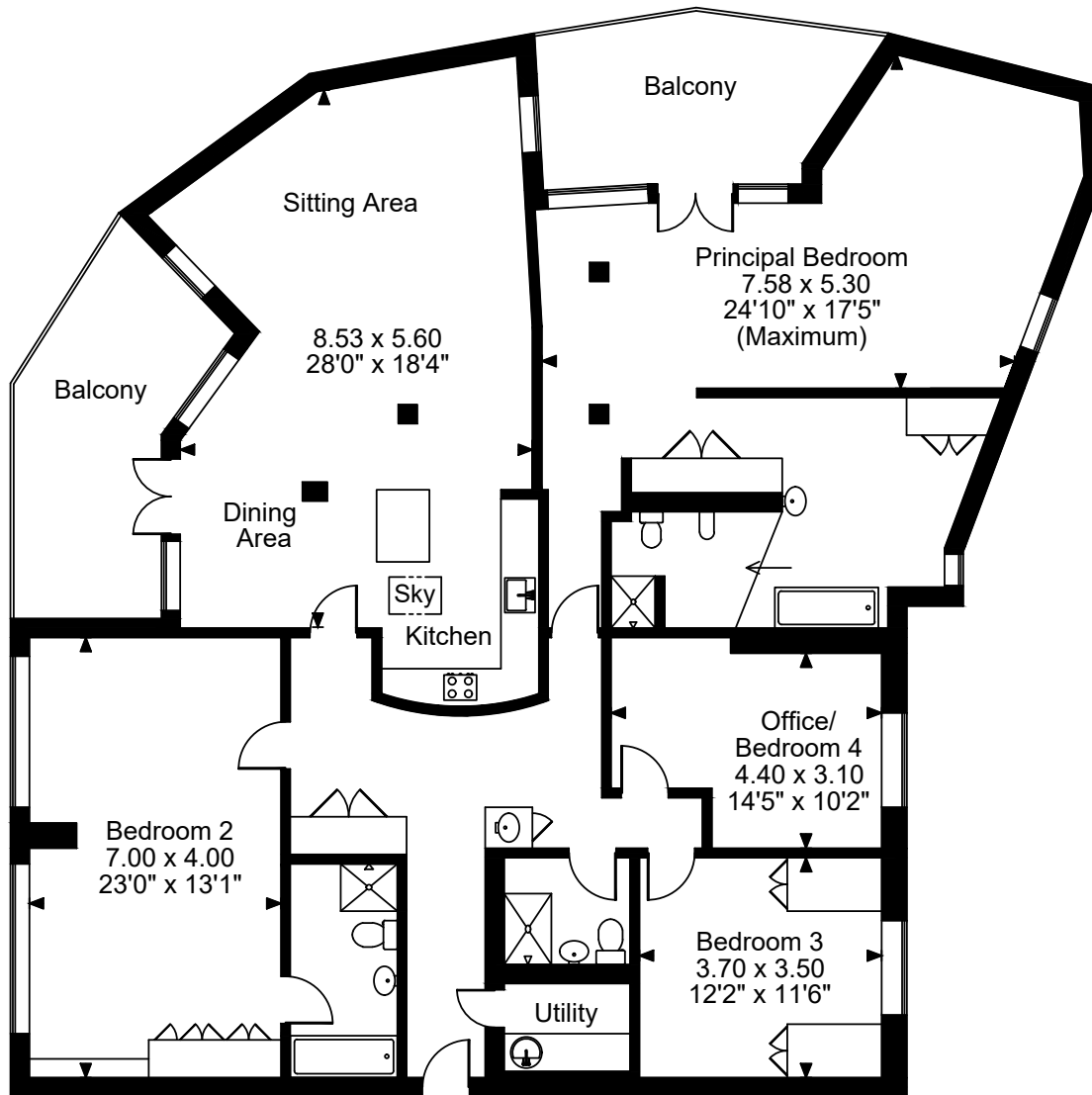
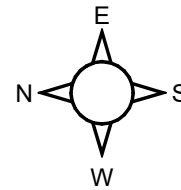
## ADDITIONAL INFORMATION

**Tenure:** We are advised that the apartment is held on the balance of a 999 year lease which commenced in 2002. A management company oversees the maintenance including external repairs, lift maintenance, looking after the communal areas and the car park. Buildings insurance is also included. The current annual charge for Apartment 8 is £8,900.

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



**8 Grosvenor Buildings, Crescent Road, Harrogate**  
**Approximate Gross Internal Area**  
**Main House = 2,134 sq ft / 198 sq m**  
**Balcony external area = 287 sq ft / 27 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			









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