



APARTMENT E, VICTORIA HOUSE
38 Victoria Avenue, Harrogate

Carter Jonas

APARTMENT E, VICTORIA HOUSE, HARROGATE, HG1 5PR

Private ground floor entrance • Reception hall
Exclusive lift or stair access to the second floor
Magnificent open plan living area with high open pitched ceiling • Doors to west facing roof terrace
Study • Cloakroom • Utility room • Boiler room • Lower landing area • Principal bedroom with a dressing room and an en suite bathroom • 2 additional double bedrooms – each with en suite facilities • Allocated parking for 2 vehicles • Communal gardens

Victoria House is a former Christian Science Church which was skilfully converted into 5 individual and luxury apartments in 2006. Apartment E is the flagship apartment within the development and really has to be seen to fully appreciate the fantastic and functional living space that it offers. The apartment is spacious, modern, low maintenance, high tech, high spec, energy efficient and secure.

An impressive private entrance at ground floor level leads into a reception hall where there is an exclusive lift providing direct access to the second floor living space. Access can also be gained by an internal staircase. Double doors from the second floor hall provide access to the magnificent open plan living area which has a high open pitched ceiling and an abundance of light by virtue of the west facing wall of glass. The living space is arranged into three areas – a spacious sitting area, dining area and a kitchen/cooking area. Three sets of French doors provide access to the superb west facing roof terrace which enjoys views over the rooftops and beyond. There is also a useful study, utility room, cloakroom, boiler room and store rooms on this floor. Stairs lead down to the first floor landing, off which lies the principal bedroom which has a dressing room and an en suite bathroom. There are 2 additional double bedrooms – one has an en suite bathroom, the other an en suite shower room. There is also a gym/home office/large walk in store room on the first floor.

A SPECTACULAR PENTHOUSE APARTMENT PROVIDING EXTREMELY SPACIOUS AND WELL PRESENTED 3 BEDROOM ACCOMMODATION, WITH ITS OWN PRIVATE LIFT AND SUPERB WEST FACING ROOF TERRACE, PERFECTLY SITUATED IN A QUIET TREE LINED AVENUE WITHIN A SHORT LEVEL WALK OF BOTH THE STRAY AND CENTRAL HARROGATE.



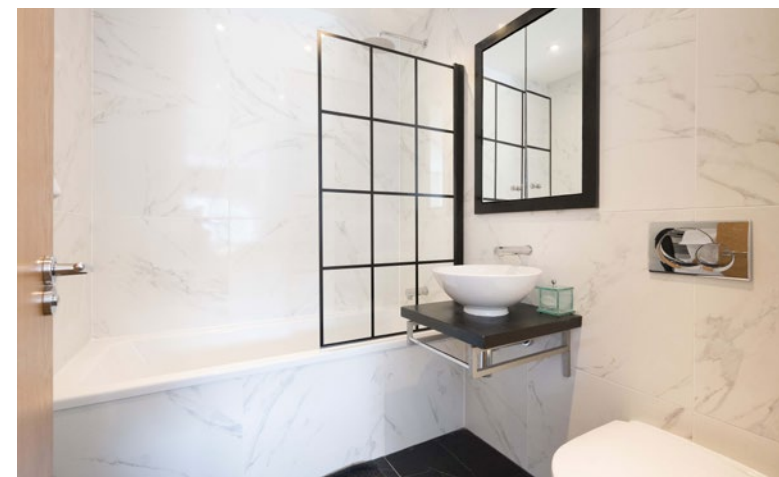
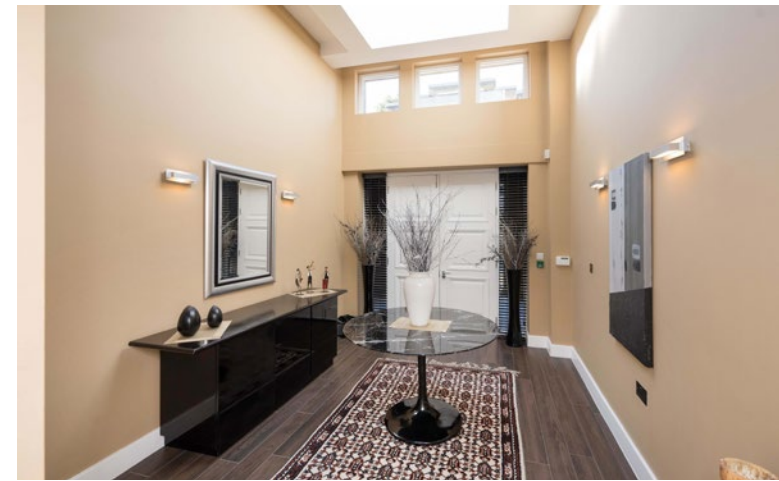
Outside, the apartment has 2 allocated parking spaces within the parking area to the front of the property.

The town centre is literally within a few minutes walk and offers an excellent range of facilities including a varied range of shops, restaurants and an extensive range of recreational facilities. For the commuter, there is easy access to the business centres of Leeds, Bradford and York, the A1(M) is within 8 miles to the east and Leeds/Bradford Airport 11 miles to the south west. In addition, the railway station in the town centre (within ½ a mile walk) provides frequent services throughout the day to Leeds and York, both of which have mainline connections to London's Kings Cross.

ADDITIONAL INFORMATION

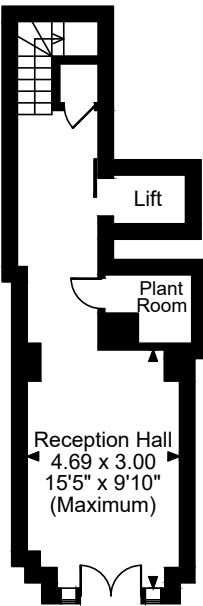
Tenure: The apartment is held on the balance of a 999 year lease which commenced in 2005. There is a management company in existence and each apartment owner is a shareholder in the company. The management company oversees the maintenance of the building, upkeep of the communal areas and gardens and buildings insurance. The current monthly service charge is £170 (£2,040 per annum).

Services: We are advised that all mains services are installed. Gas fired central heating. Electric underfloor heating in the bath/shower rooms.

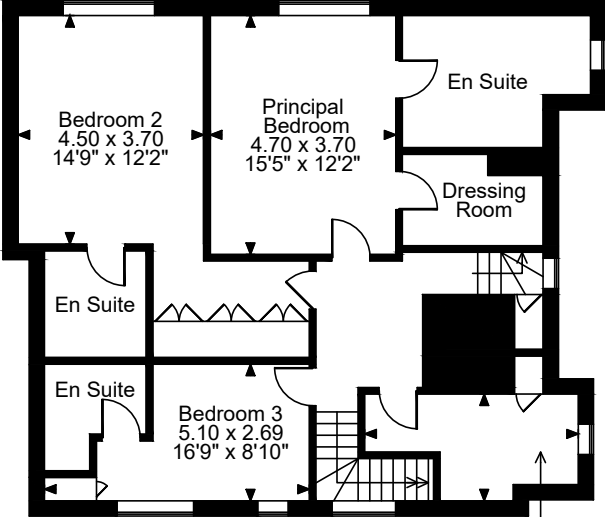




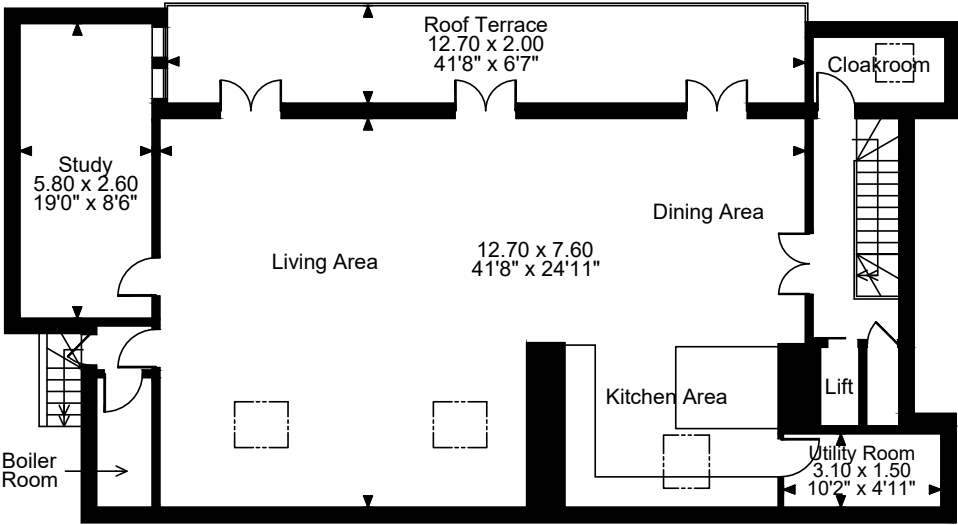
Apartment E, Victoria House, Harrogate
Approximate Gross Internal Area
Apartment = 3,200 sq ft / 297 sq m
Roof Terrace = 259 sq ft / 24 sq m
Total = 3,459 sq ft / 321 sq m



Ground Floor




First Floor



Second Floor

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+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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