



APARTMENT 3

28 Victoria Avenue, Harrogate

Carter Jonas

APARTMENT 3, 28 VICTORIA AVENUE, HARROGATE, HG1 5PR

A BEAUTIFULLY PRESENTED LUXURIOUS, SPACIOUS AND MODERN DUPLEX APARTMENT, CONVENIENTLY LOCATED IN THIS QUIET AREA IN THE CENTRE OF THE BEAUTIFUL SPA TOWN OF HARROGATE, FINISHED TO A VERY HIGH SPECIFICATION AND FURTHER BENEFITTING FROM A PRIVATE GARDEN AND PARKING SPACE.

Open plan kitchen/dining/sitting room · Cloakroom
Principal bedroom with en suite · Bedrooms two and three both with en suites · Bedroom four/dressing room/study · Eaves storage · Quiet town centre location

An extremely well appointed and modernised duplex apartment occupying the second and third floors of this elegant building which was completely restored and extended around 8 years ago and is conveniently located in this quiet yet central location in Harrogate's town centre.

Boasting fabulous, bright entertaining space, four double bedrooms, three bathrooms and high quality contemporary fittings in addition to a designated private allocated parking space to the rear of the building with secure electric gates and a lovely private garden this apartment epitomises town centre living.

The property briefly comprises a smart communal entrance hall with stairs to second floor, private entrance lobby, cloakroom, fabulous open plan kitchen/dining/sitting room with dual aspect, principal bedroom with contemporary en suite bathroom, bedroom two (currently used as additional sitting room) with matching en suite bathroom.

The staircase leads to the third floor landing, bedroom three with eaves storage and en suite bathroom and the accommodation is completed by bedroom four.



Outside, the property can be approached via a gate and pathway to the front street or via the secure electric gates at the rear via the designated parking. The garden for apartment 3 is in front of the building entrance exposed to the sunlight for the majority of the day. Perimeter hedges offer privacy and landscaped with artificial lawn, Yorkshire stone pathways and various floral planters make this a lovely space for relaxing in the sunshine.

ADDITIONAL INFORMATION

Tenure: Share Of Freehold. The apartments are held on a long lease and each apartment owner has a 1/3 share in the company that owns the freehold.

Service Charge: The buildings insurance is split equally between the three apartments and any maintenance works are also shared equally agreed on an as and when basis.

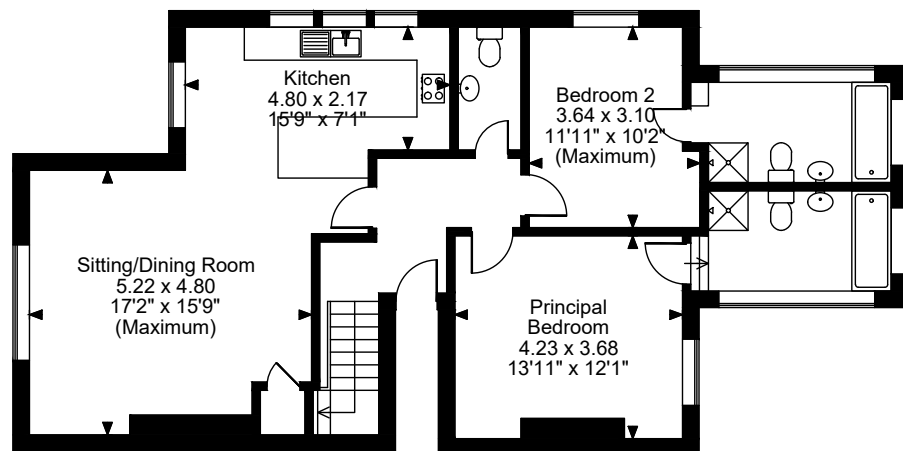
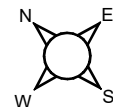
Ground Rent: We understand there is no ground rent.

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

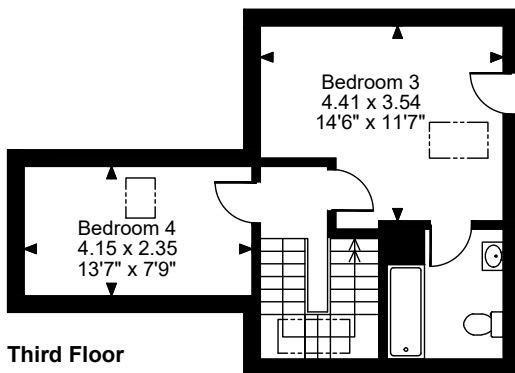
Directions - HG1 5PR: Turn into Victoria Avenue off Station Parade, pass the Waitrose exit on your right and the property overlooks the roundabout in front of you.



Apartment 3, 28 Victoria Avenue, Harrogate
Approximate Gross Internal Area
1,357 sq ft / 126 sq m



Second Floor

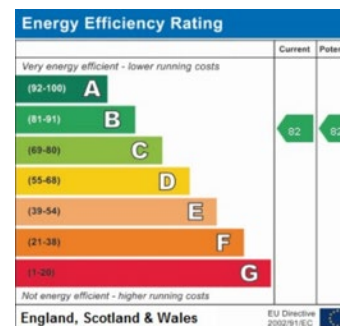


Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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IMPORTANT INFORMATION

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