

**FOR SALE**



**Montpellier Road, Harrogate**  
**Asking Price Of £620,000**

  
**MARTIN&CO**



## Montpellier Road, Harrogate

3 Bedrooms, 2 Bathroom

Asking Price Of £600,000

- Fantastic location
- Views across the Montpellier Quarter
- Within a short walking distance of Harrogate train station
- Third Floor

We highly recommend viewing this stunning apartment to really appreciate the space on offer.

Offering the perfect balance of modern town centre living whilst being situated within the heart of the historical Montpellier Quarter. Within minutes of all that Harrogate town centre has to offer including its array of cafes, bars, restaurants and shops. As well as Harrogate's famous Stray and the ever popular Cold Bath Road.

Accessed either on foot through the gated communal gardens, or from the secured underground car park, Royal Baths II has fantastically maintained communal areas with lift access to the third floor.

The apartment itself comprises,

Spacious and welcoming entrance hall with storage cupboard, and video intercom/door entry system.

Light and airy reception room with Juliet balconies to two sides of the building, offering fantastic views across the quarter and some of Harrogate's oldest and grandest buildings. The room benefits from



engineered wooden flooring and neutral décor.

Kitchen fitted with timeless white units, built in oven, integrated fridge freezer, dishwasher, microwave, induction hob, and extractor.

Main bedroom, with ample built in wardrobe space and large windows. Light and airy décor and modern grey carpets.

Ensuite shower room, with modern fittings and heated towel rail.

Second double bedroom, which again has been fitted with built in wardrobes, making the most of the space.

Third double bedroom.

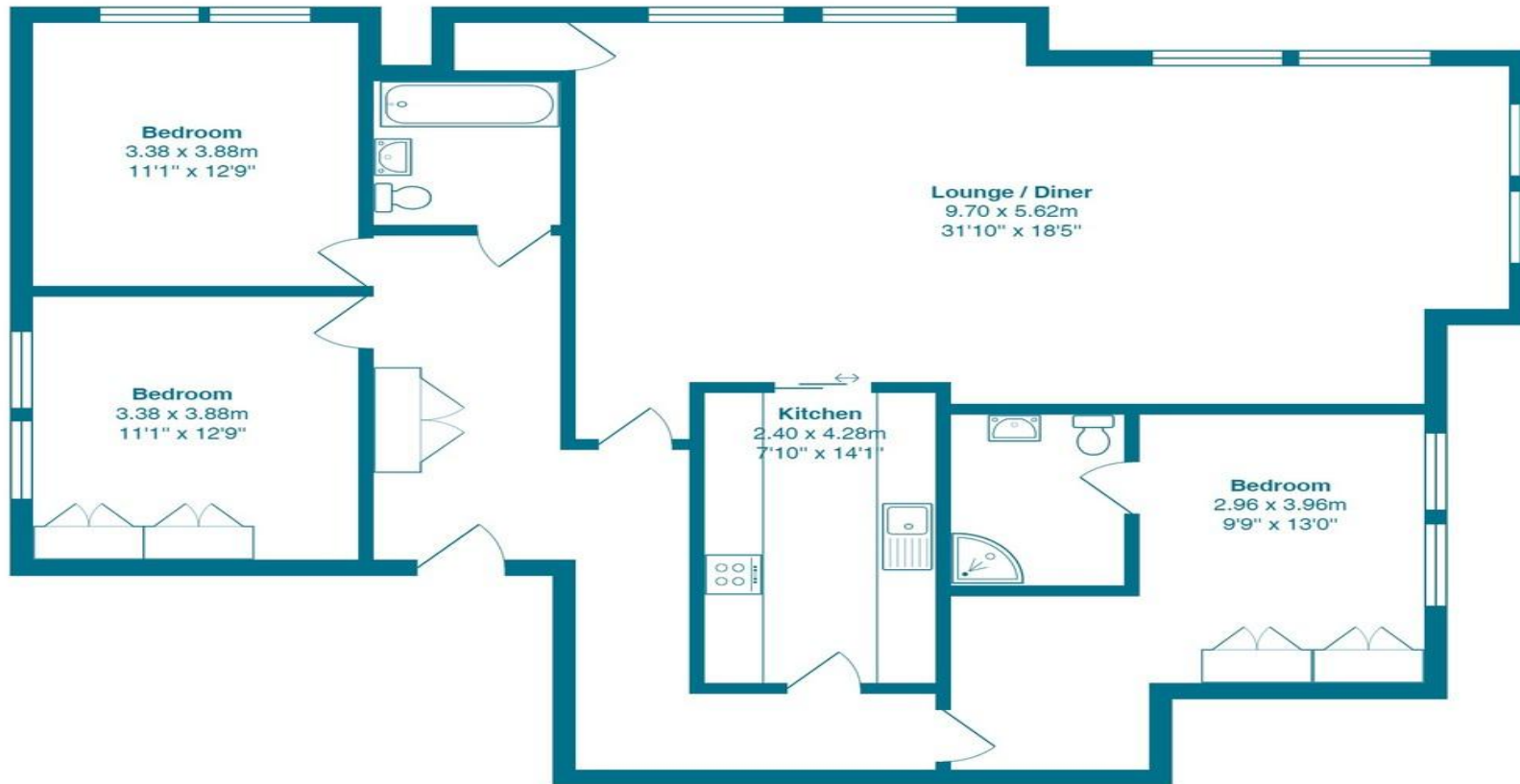
House bathroom with shower over bath, sink, and WC. Heated towel rail

The property has an allocated parking space and use of the communal gardens.

There is opportunity to purchase a further parking space at an additional cost of £40,000.

Tenure: We have been advised by the vendor that the property is leasehold. The lease being 999 years from 2001 with 976 years remaining. The estimated service charge is £4,231 PA and will be next reviewed on 31st October 2022. There is a ground rent of £674 PA.





Royal Baths 3rd Floor Apartment

Total Area: 137.8 m<sup>2</sup> ... 1484 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

