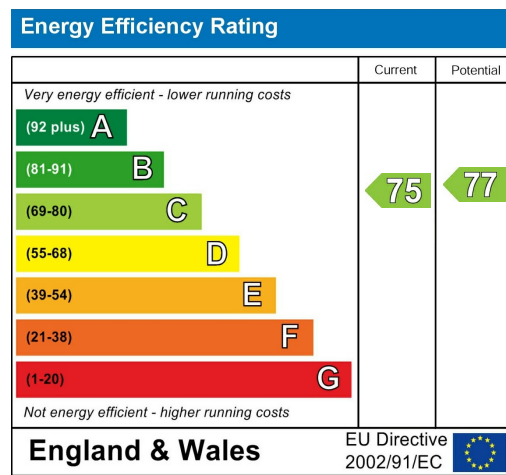


Energy Performance Certificates



Directions

Proceed down Parliament Street and up Ripon Road. Turn left into Kent Road and follow it down where the property is found on the right hand side.

Council Tax Band F Tenure Leasehold - Share of Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£599,999**

Flat 1 Brackenwood, 58a Kent Road, Harrogate, HG1 2EU

3 Bedroom Apartment

**A rare opportunity to acquire a prestigious ground floor apartment with three bedrooms with a garage set in well maintained gardens in the ever popular Duchy area of Harrogate. No chain involved.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



## Description

Rarely do purpose built properties with spacious rooms and high ceilings come to the open market and this beautiful ground floor apartment features well-planned centrally heated and double glazed accommodation.

With a delightful open view of the well kept private gardens to the front of the property, enjoys a secure gated entrance, secure, communal entrance door, and a welcoming communal reception hall. Apartment number one has an alarm and double opening wide entrance doors that lead to an appealing reception hall that has views towards the side gardens.

There is a useful double opening cloaks cupboard and guest toilet. There are double opening doors that provide access to a wide lounge that incorporates a bay window overlooking the grounds and also a dining area again with a window overlooking the front gardens.

There is a spacious dining kitchen with integrated appliances which include a dishwasher, fan assisted oven, electric hob, washer/dryer and fridge freezer. There is a spacious Master bedroom positioned to the rear of the block that features fitted wardrobes and a walk-in dressing area with fitted double opening wardrobes and a luxury ensuite shower room with double shower.

There are two further bedrooms one of which is currently utilised as a study and a house bathroom.

To the rear of the block there is a single garage with remote controlled up and over entrance door with a private parking space in front. There is a lift outside the main entrance door of the apartment that leads you down to the garage area.

Harrogate is a popular location well placed for those who may require access to Leeds, York and London. In the immediate area of the Duchy there are pleasant walks that can be enjoyed into the town centre. Harrogate features the famed 200 acre Stray. There are numerous bars restaurants, and of course the renowned Betty's tea rooms.

This delightful apartment, which has a stunning outlook, warrants an early internal inspection.

AGENTS NOTED - Kent Road (Brackenwood ) Management Company Ltd Service charge is roughly £450 per quarter. All 8 apartments have 1/8 of the freehold.

Ground rent is roughly £50 per annum

