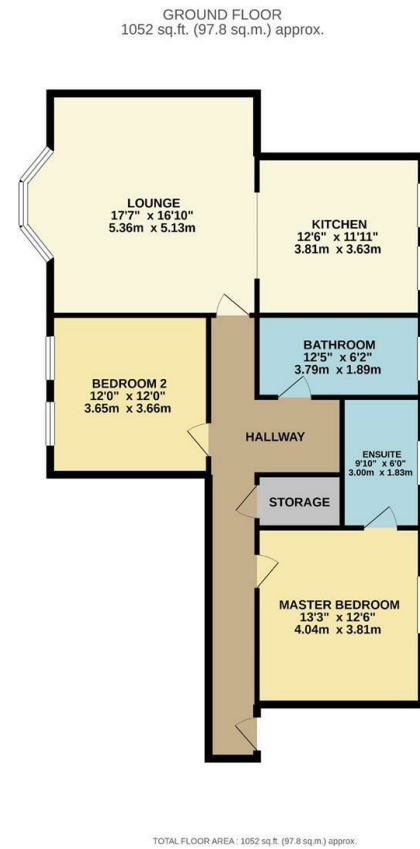


Floor Plan



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Directions

From the town, go down Montpellier Hill to the Crown Hotel roundabout, go straight over past the Pump Rooms and the entrance to the Valley Gardens. The property is situated on the corner of Crescent Road and Swan Road.

Council Tax Band Tenure Leasehold

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.



£335,000

Apartment 2, 5 Crescent Road, Harrogate, North Yorkshire, HG1 2RS

2 Bedroom Apartment

**A stunningly presented first floor two bed roomed luxury apartment that offers the convenience of all of central Harrogate amenities. No chain involved.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

The apartment has a secure ground floor entrance lobby, with carpeted staircase approach to the first floor. Elegant reception hall with a useful storage cupboard. The hallway leads to an open plan lounge with double fronted bay window.

The main feature is the stunning high-quality fitted kitchen which offers integrated appliances with granite worktops and breakfast island.

There are two double bedrooms, each with fitted wardrobes, the master bedroom offers a luxury ensuite. There is a luxury house bathroom adjacent the second double bedroom.

The high ceilings complement the space that this elegant lock up and leave apartment has to offer, making it the ideal investment for either private purchase or rental/Airbnb.

The property is set in the heart of Harrogate town centre with easy access to bars, cafes, restaurants and Valley Gardens is just across the road.

AGENTS NOTES - Service charge is £1600 per year. Ground rent £200 - 999 year lease.

