



**Suite 1a Valley Drive, Harrogate HG2 0JJ**



**welcome to**

**Suite 1a Valley Drive, Harrogate**

A beautiful new two bedroomed ground floor apartment in a prominent building on the sought after Valley Drive.



## Valley Drive

A beautiful new two bedroomed ground floor apartment in a prominent building on the sought after Valley Drive which has been finished to an exceptionally high standard. With original features, exceptionally high ceilings, a private terrace and premium brand appliances and finishes, this apartment is superb and needs to be fully appreciated. In brief the accommodation comprises; open plan living/dining/kitchen, two bedrooms and bathroom. The property also benefits from a private terrace overlooking Valley Gardens. Situated in a highly sought after location, the many amenities of Harrogate Town Centre are within easy access to the apartment.

## Apartment Specification

Gas boiler and central heating

Villeroy & Boch Bathroom

Grohe shower, porcelain tiled walls and floor tiles

Sliding sash windows

Shaker style kitchen with quartz worktops including

Quooker hot & cold tap

Bosch appliances, fridge, freezer, microwave, dishwasher, oven, hob & extractor all fully integrated.

Oak flooring in lounge/kitchen/diner/hallway

Carpets to bedrooms

TV points to bedroom and lounge

Entry intercom to each apartment

All residents have use of communal storage and washing room to rear of building along with gardens and outside space.

## Communal Entrance Hall

A secure communal entrance with an intercom entry system.

## Open Plan Living Area

20' 6" x 16' ( 6.25m x 4.88m )

Finished to an a very high standard throughout, the open plan arrangement features a very high spec kitchen spanning the entire rear wall of the space, the living and dining area is exceptionally bright with new double glazed sashed windows.

There is a secure communal entrance hall with intercom system, new double glazed sash windows, latest sound and heat insulation, new hardwood flooring, new boiler and heating system, private entrance door leading into the open plan living kitchen which includes a modern shaker style kitchen with quartz worktops and all Bosch appliances including; induction hob and extractor, single eye level oven, microwave oven, integrated fridge, freezer and dishwasher and an instant hot water tap. A real feature of the property is the feature dining area in a bay window which could also be used as a great study/office.

## Utility Room

Having plumbing for a washing machine and tumble dryer.

## Bedroom One

13' 9" x 11' 6" ( 4.19m x 3.51m )

A master bedroom with double doors leading out onto the private terrace which offers a pleasant seating area over looking the Valley Gardens.

## Bedroom Two

17' 9" x 10' 6" ( 5.41m x 3.20m )

The second double bedroom has a built in cupboard and two windows to the rear elevation.

## Bathroom

The modern house bathroom with walk in shower, free standing bath with waterfall mixertap , wash hand basin and a Villeroy and Boch w/c. Tiled floor and part tiling to walls. Windows to the front and rear elevations.

## Externally

Outside to the front of the apartment are well maintained communal gardens which can be viewed by the private terrace

## Lease Information

999 year lease

Service charge £111 PCM - includes water, communal areas heat & electricity, buildings insurance.



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## Suite 1a Valley Drive, Harrogate

- A Stunning Ground Floor Apartment
- Immaculately Finished Throughout
- Two Double Bedrooms
- Private Terrace
- Highly Sought After Location

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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