



VERITY
FREARSON

30 GROSVENOR BUILDINGS, CRESCENT ROAD, HARROGATE, HG1 2RT

£239,950

30 GROSVENOR BUILDINGS, CRESCENT ROAD,

Harrogate, HGI 2RT

A superb and most individual two-bedroom first-floor apartment with security video intercom, featuring stunning views over an iconic part of Harrogate, giving easy access to local bars and restaurants and all the town centre has to offer.

Offered for sale with no onward chain, an early internal inspection is strongly recommended.



Living / Dining Area · Kitchen

2 Bedrooms · En-Suite Shower Room · Bathroom







ACCOMMODATION

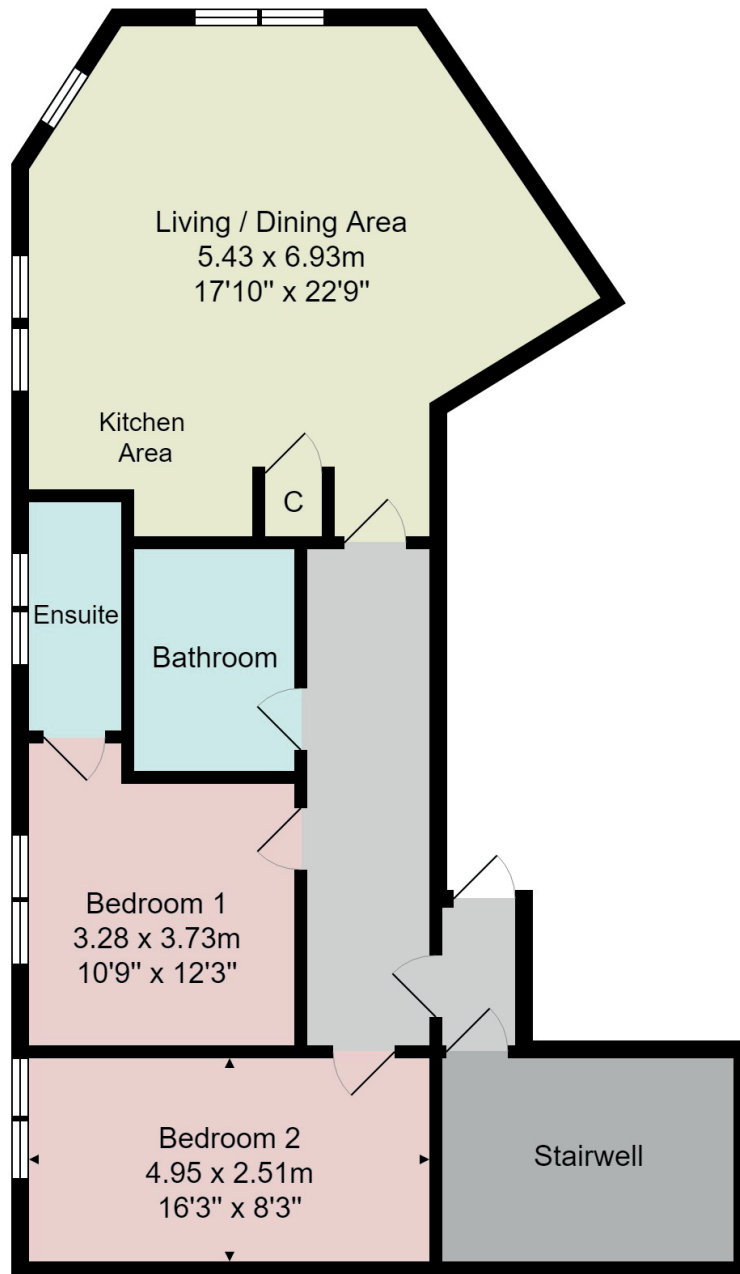
This charming bright and airy apartment is approached from a secure ground-floor entrance by the famed Harrogate Pump Rooms. A return staircase leads to a first-floor landing access into the apartment reception hall, open-plan living area with kitchen and breakfast bar, where there are integrated appliances. This room enjoys a beautiful outlook towards the entrance of the famed Valley Gardens.

There is a master bedroom with an updated en-suite luxury shower room. There is also a further double bedroom with views out onto the Pump Rooms, a modern house bathroom with a shower over the bath.

Outside

Located in the heart of the Montpellier Quarter, there are pleasant walks to the Valley Gardens and beyond, easy access to art galleries, Pump Room Museum, shops, pubs, and cafés, all within walking distance. Public transports links bus and train station are easily accessible. A great location for town-centre living.

FLOOR PLAN



Total Area: 90.6 m² ... 975 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Directions

Proceed down Montpellier Hill to the roundabout at the bottom. Go straight across onto Royal Parade, then follow the road round until you are Hales Bar. Opposite is a cobbled street called Crown Place, where you will find the discreet entrance on the left-hand side.

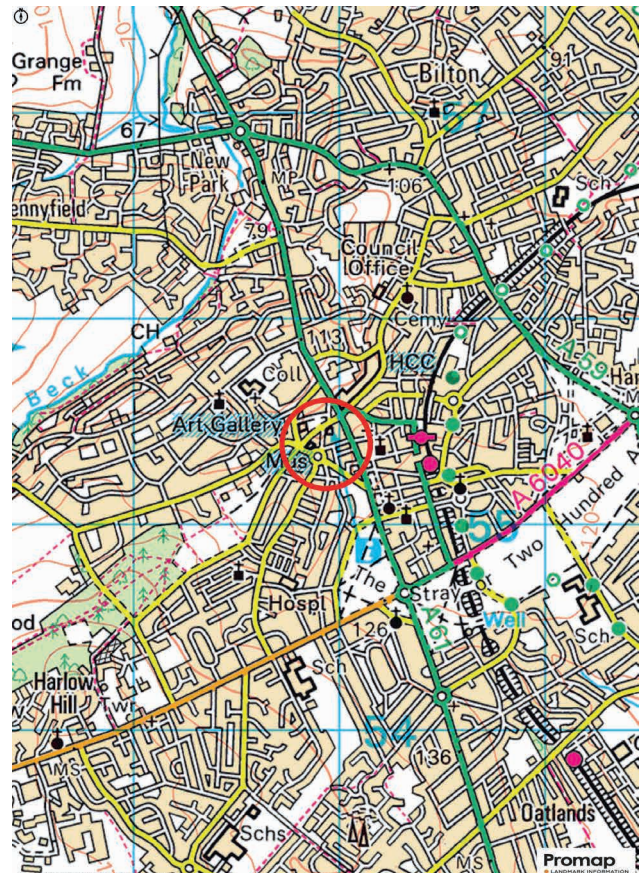
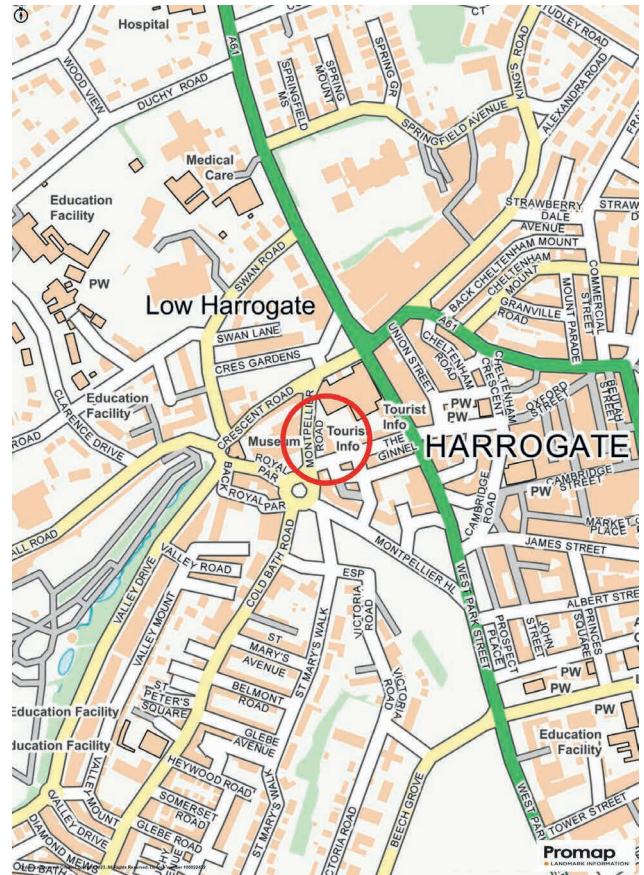
Services

All mains services connected.

Tenure

The property is long leasehold with an original term of 999 years.
 The ground rent is fixed at £100 in perpetuity
 NO pets - existing pets only
 Watsons Property Management oversee the management of the building.
 Subletting is permitted, but short-term lets are not permitted.

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		48	73

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM

Harrogate

26 Albert Street, Harrogate
 North Yorkshire, HG1 1JT

Sales 01423 562 531
 Lettings 01423 530 000

sales@verityfearson.co.uk
 verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk