



VERITY  
FREARSON

FLAT 4 BEAULIEU COURT, 1 PARK ROAD, HARROGATE, HG2 9AZ

£850,000

# FLAT 4 BEAULIEU COURT, 1 PARK ROAD,

*Harrogate, HG2 9AZ*

**A stunning and most individual apartment, occupying the top floor of this attractive Strayside villa and landmark building, enjoying superb views over the adjoining Harrogate Stray. The spacious accommodation has been well maintained, but now offers buyers the opportunity to update and modernise the property to suit their individual requirements.**

The generous accommodation comprises a large sitting room which has glazed doors leading to a private balcony, which enjoys superb views. In addition, there is a dining room with spiral staircase leading to an additional upstairs sitting area, plus a kitchen, two large double bedrooms, a bathroom and shower room. The property has the benefit of a garage, a car parking space, a shared secret garden and a private balcony, providing an excellent outdoor sitting and entertaining area.

This individual property occupies a delightful position on the edge of the famous Harrogate Stray and is just a few minutes' walk from Harrogate town centre, where there is an excellent range of amenities on offer including shops, bars, restaurants, and excellent transport links. Offered for sale with no onward chain.



2 Reception Rooms · Kitchen

2 Bedrooms · Shower Room · Bathroom

Off-Road Parking · Garage · Private Balcony







## ACCOMMODATION

### SECOND FLOOR

#### SITTING ROOM

A most impressive reception room with windows overlooking the adjoining Stray. Feature fireplace with electric fire. Glazed doors lead to a balcony.

#### KITCHEN

With a range of fitted wall and base units, worktop and breakfast bar. Range cooker, space and plumbing for appliances.

#### DINING ROOM

A further reception room with windows providing a delightful outlook towards the Stray and Trinity Church. A spiral staircase leads to a further room, providing additional sitting area with delightful views.

#### BEDROOM 1

A large double bedroom with fitted wardrobes and windows on two sides overlooking the Stray and the Oval Gardens.

#### BATHROOM

A large bathroom with WC, bidet, washbasin and bath.

#### BEDROOM 2

A double bedroom with fitted wardrobes.

#### SHOWER ROOM

With WC, washbasin set within vanity unit, and shower. Heated towel rail.

# FLOOR PLAN



Total Area: 165.2 m<sup>2</sup> ... 1778 ft<sup>2</sup> (excluding balcony)

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.

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### Outside

The property has the benefit of a garage and a car parking space. Glazed doors from the apartment lead to a private balcony that provides an outdoor sitting area enjoying stunning views over the Stray towards Harrogate town centre. There is a second balcony accessed via the bathroom. There is also a shared secret garden which can be accessed through the garage. Useful basement room providing storage.

### Services

All mains services connected.

### Agents Note

The property is long leasehold having an original term of 999 years

The service charge is TBC

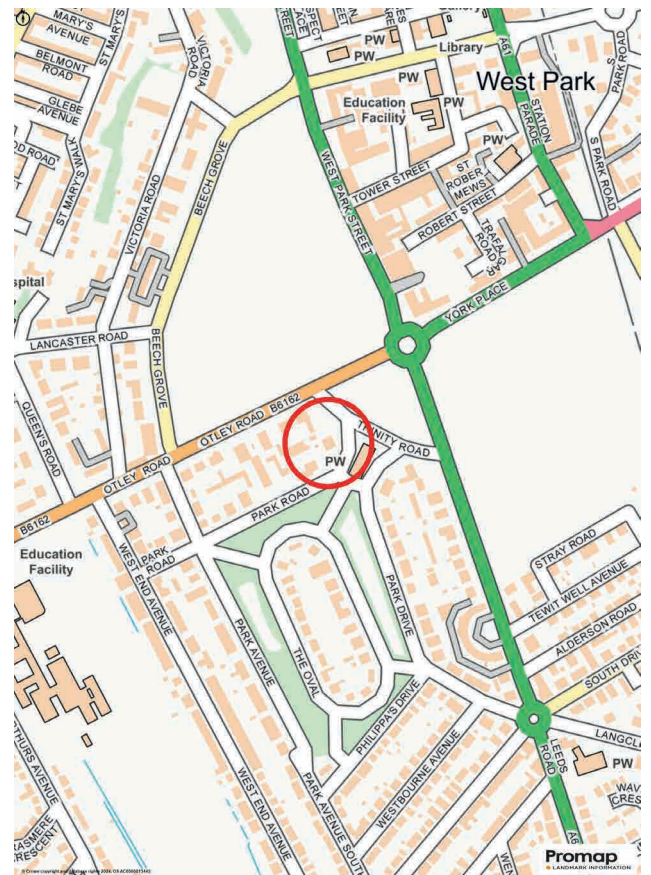
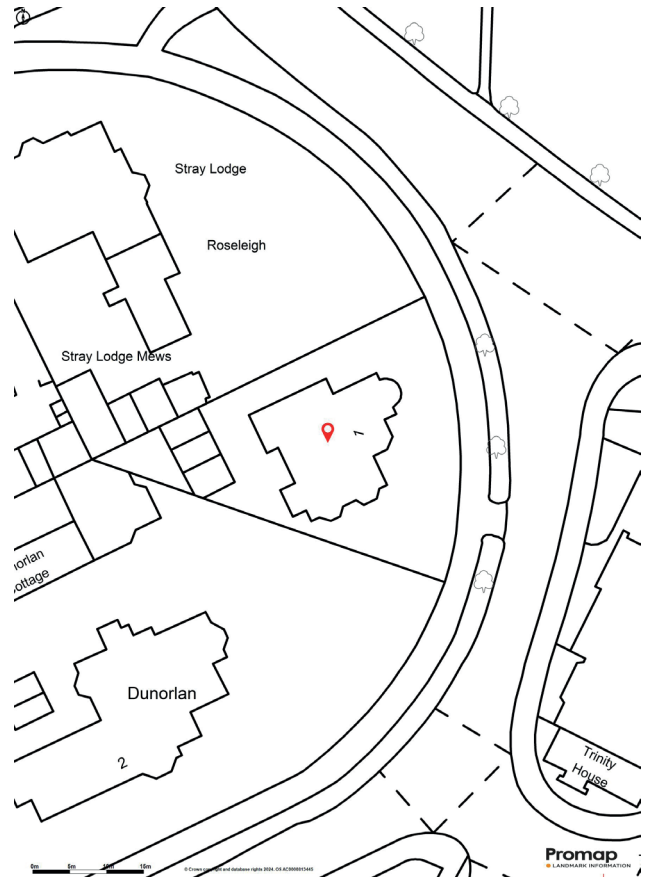
The ground rent is £50 pa

No restrictions on letting or owning pets in lease.

### Tenure

Leasehold.

### Council Tax Band - G



Harrogate

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