



8 Esplanade Court, 2 St Mary's Walk, Harrogate, HG2 0LW

£549,950

8 Esplanade Court, 2 St Mary's Walk, Harrogate, HG2 0LW

LOCATION LOCATION LOCATION

A superb three-bedroom second-floor apartment with balcony and garage situated in this prime town centre location overlooking the famous Harrogate Stray.

The apartment is bright and sunny, benefitting from the sun throughout the day. The generous accommodation comprising entrance hall, good-sized living / dining room with balcony, a modern kitchen, three double bedrooms and stylish, newly fitted bathroom.

Esplanade Court is a popular purpose-built development in the heart of Harrogate town centre, directly overlooking the famous Harrogate Stray and Montpellier Parade.





SECOND FLOOR

ENTRANCE HALL

With entry-phone system and two new passenger lifts to the second floor.

LIVING / DINING ROOM

A good-sized reception room with access to the balcony.

KITCHEN

A modern fitted kitchen with a range of stylish fitted wall and base units, electric cooker and space for appliances.

BEDROOM 1

With window to front and built-in wardrobes.

BEDROOM 2

With window to rear and built-in wardrobes.

BEDROOM 3

With window to rear and built-in wardrobes

BATHROOM

A modern white suite with WC, basin set within a vanity unit, bath and walk in shower. Tiled walls and floor.

OUTSIDE

The property has a single garage and use of the visitor parking area. Attractive communal gardens and grounds.

Tenure - Leasehold

Council Tax Band - E





Total Area: 106.0 m² ... 1141 ft² (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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	43	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			