



VERITY  
FREARSON

3 ESPLANADE COURT, ST MARY'S WALK, HARROGATE, HG2 0LW

OFFERS OVER £500,000



## 3 ESPLANADE COURT, ST MARY'S WALK,

*Harrogate, HG2 0LW*

**A fantastic opportunity to purchase a beautifully presented two bedroom ground floor apartment with private balcony, underfloor heating and garage, enjoying a delightful position within the building with an attractive outlook directly overlooking the adjoining Stray.**

The accommodation comprises an impressive open plan living area with modern kitchen together with two bedrooms, including a master bedroom with ensuite shower room and a modern house bathroom. The property stands within attractive and well maintained communal gardens which are for the use of all residents and the apartment has the benefit of a private balcony and garage. The property is situated in this delightful position overlooking the Stray within a few moments walk of a range of excellent amenities within Harrogate town centre.



Living Kitchen with Sitting and Dining Areas

2 Bedrooms · En-Suite Shower Room · Bathroom

Single Garage · Private Balcony · Communal Gardens













## ACCOMMODATION

### GROUND FLOOR

#### LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas with windows directly overlooking the adjoining Stray and glazed bi folding doors leading to the balcony.

The kitchen comprises a range of modern wall and base units with granite worktops and breakfast bar. Electric hob, double oven, Integrated fridge / freezer, integrated washing machine, tumble dryer and dishwasher.

### BEDROOM 1

A double bedroom with window to rear and fitted wardrobes.

### EN-SUITE SHOWER ROOM

A modern white suite with WC, basin set within a vanity unit and large walk-in shower. Heated towel rail and tiled walls and floor.

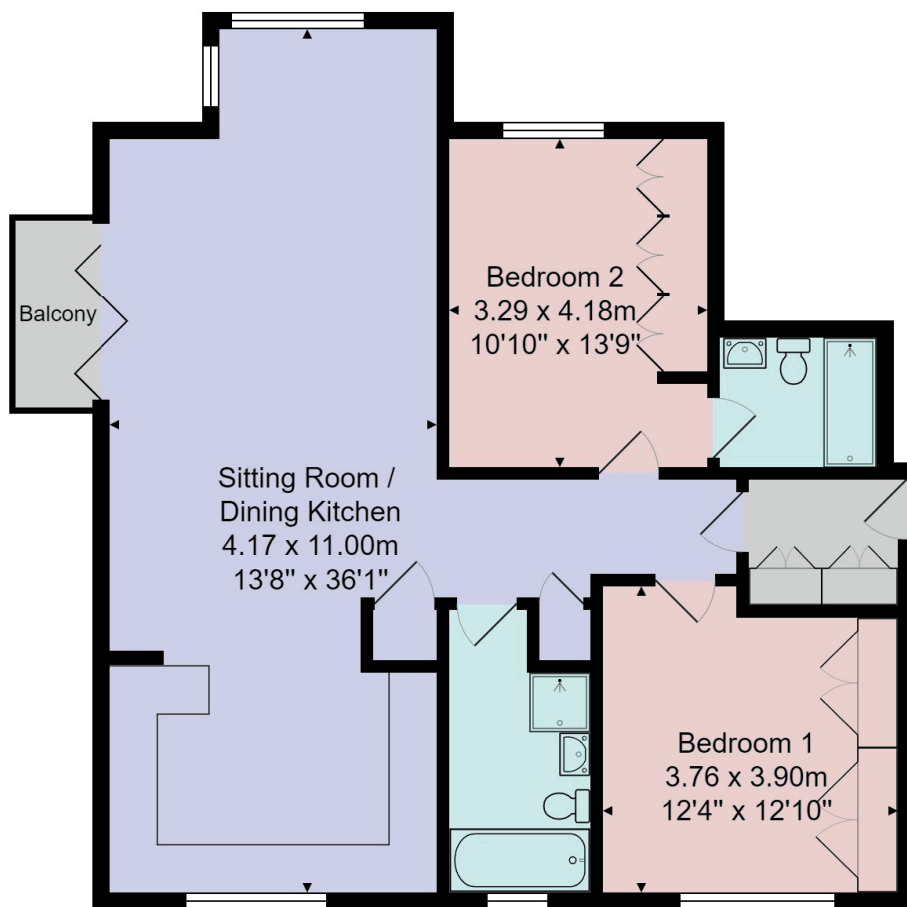
### BEDROOM 2

A double bedroom with window to front and fitted wardrobes.

### BATHROOM

A modern white suite with WC, basin set within a vanity unit, bath and shower. Window to front, heated towel rail and tiled walls and floor.

# FLOOR PLAN



**Total Area: 101.1 m<sup>2</sup> ... 1089 ft<sup>2</sup>**

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.



## Outside

The property has the advantage of a private balcony which is accessed via glazed bi folding doors in the sitting room and enjoys an attractive outlook directly overlooking the adjoining Stray and the communal gardens. Esplanade Court stands in its own grounds with communal gardens for the benefit of all residents. The apartment also has the benefit of a single garage situated in a suite of garages to the rear.

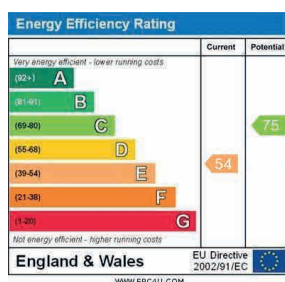
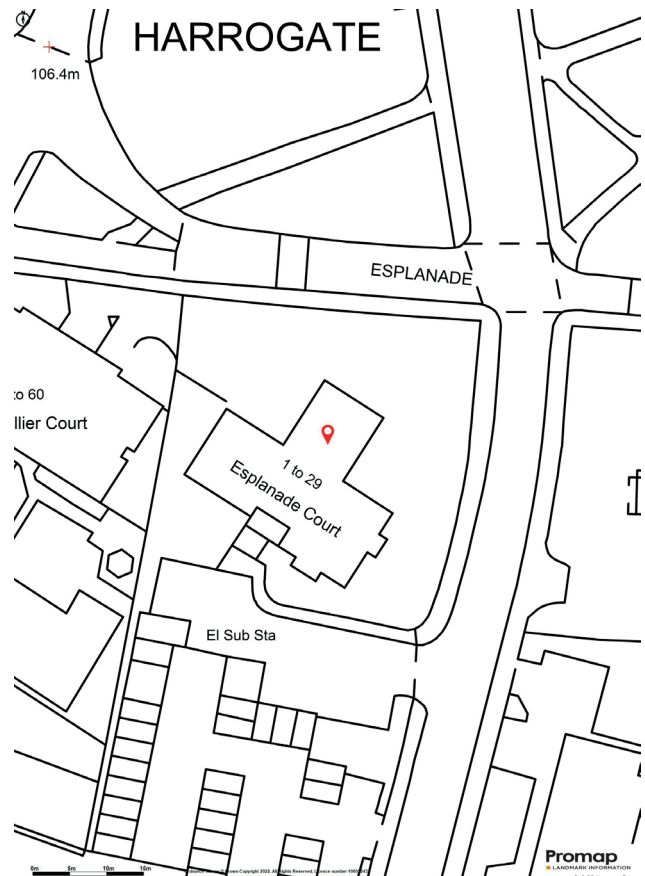
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - E



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](http://verityfearson.co.uk)