



VERITY
FREARSON

4 SOVEREIGN HOUSE, SOVEREIGN PARK, HARROGATE, HG1 2SF

OFFERS OVER £650,000

4 SOVEREIGN HOUSE, SOVEREIGN PARK,

Harrogate, HGI 4SF

A spacious and well-presented two / three-bedroom apartment enjoying an attractive outlook directly over the Valley Gardens within this prestigious purpose-built apartment block close to Harrogate town centre.

This impressive property provides very spacious accommodation with a large reception room which enjoys a delightful outlook over the balcony and the Valley Gardens beyond, in addition to a kitchen, three large double bedrooms (one of which could be used as a dining room, if required), two en-suites and a utility room. The property has the benefit of a private balcony which provides excellent outdoor sitting space overlooking the Valley Gardens and the apartment also benefits from parking and garaging.

The individual apartment forms part of this prestigious development on the edge of the Valley Gardens and is within easy walking distance of excellent local amenities, including the town centre and the parade of shops on the Cold Bath Road. Offered for sale with no onward chain.



Sitting Room · Kitchen · Utility Room · Balcony

3 Bedrooms · 2 En-Suites

Off-Road Parking · Well-Maintained Communal Gardens And Grounds







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

A spacious reception hallway with fitted cupboard.

SITTING ROOM

A spacious reception room with space for sitting and dining areas. Glazed doors lead to a balcony with excellent views over the adjoining Valley Gardens.

KITCHEN

With a range of fitted units with granite worktops. Electric hob, integrated double oven, fridge / freezer and dishwasher.

UTILITY ROOM

Providing useful storage space and with space and plumbing for washing machine and tumble dryer.

BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes and en-suite.

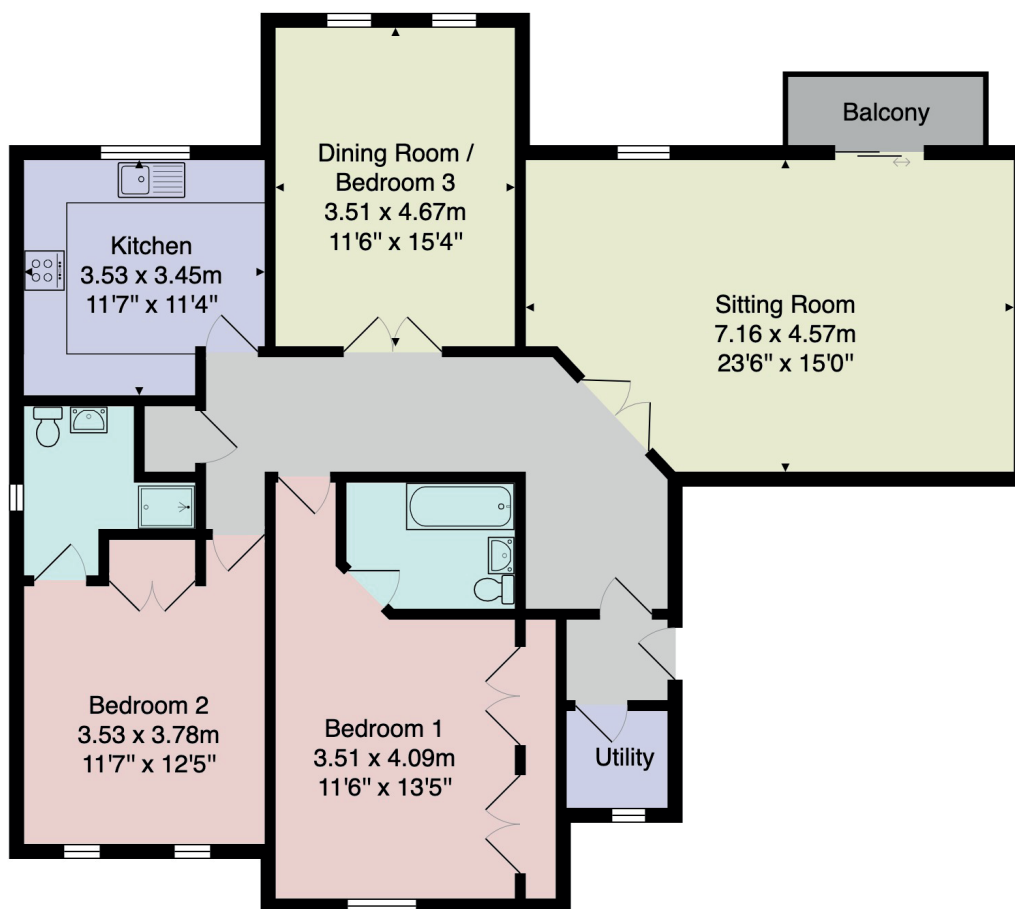
EN-SUITE SHOWER ROOM

With WC, basin and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 3 / DINING ROOM

A further bedroom or reception room with windows overlooking the Valley Gardens.

FLOOR PLAN



Total Area: 127.1 m² ... 1368 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.

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Outside

The property stands within well maintained, communal grounds and gardens. The apartment has the advantage of a garage with light and power and benefits from off-road parking and use of the residents' and visitors' parking area. The apartment has a private balcony which provides an outdoor sitting area with an attractive outlook over the Valley Gardens.

Agent's Notes

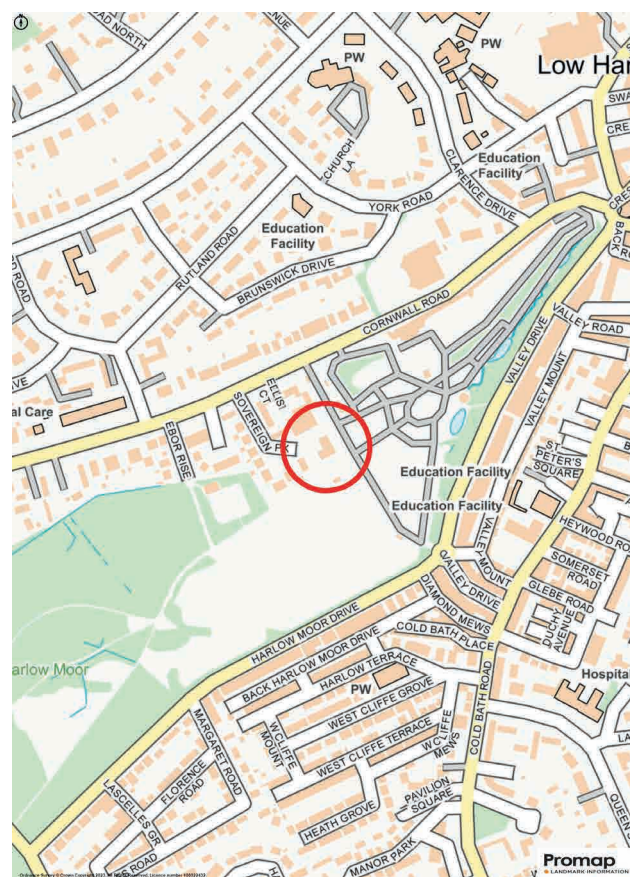
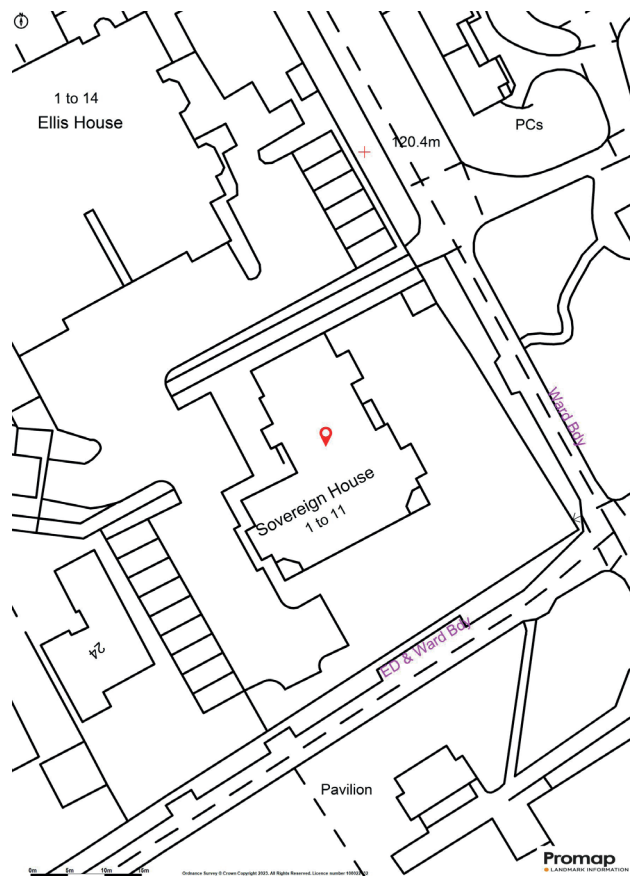
The property has gas central heating and double glazing.

Understood to be Long Leasehold, with an original term of 999 years. The service charge is understood to be approximately £1514 payable every six months. Ground rent £25 per annum.

Services

All mains services connected.

Council Tax Band - G



Harrogate

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