



28 Park Place, Park Parade, Harrogate, North Yorkshire, HG1 5NS

£500,000

28 Park Place, Park Parade, Harrogate, North Yorkshire, HG1 5NS

A spacious and beautifully presented three-bedroom second-floor apartment with a garage, enjoying delightful views overlooking the attractive communal gardens and the Stray beyond.

This impressive apartment has been refurbished to a very high standard in recent years and has modern wiring, efficient electric heating system, stylish kitchen with integrated appliances and modern bathrooms with quality Duravit and Hansgrohe fittings. The impressive apartment provides generous accommodation comprising large reception room with sitting and dining areas, a stylish fitted kitchen and dining area, three good-sized bedrooms, modern bathroom and en-suite shower room.

Park Place is a popular development sitting in beautiful communal gardens and grounds with ample visitor and residents' parking and is situated in this most convenient location just a short level walk from Harrogate town centre. The apartment has the added benefit of a garage, a lockable storeroom, and the development has the advantage of a live-in caretaker.





SECOND FLOOR RECEPTION HALL

With three useful fitted cupboards, one of which is the airing cupboard, another has plumbing for a washing machine.

SITTING / DINING ROOM

A large reception room with sitting and dining areas with superb views over the gardens and the Stray beyond.

DINING KITCHEN

With space for dining table. The kitchen comprises a range of modern fitted units with undercounter lighting and with integrated appliances, including an induction hob, double oven and microwave, integrated fridge / freezer and dishwasher.

BEDROOM 1

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

EN-SUITE BATHROOM

A modern white suite comprising WC, washbasin set with a vanity unit with feature, automatic lighting and bath. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A double bedroom.

BEDROOM 3

A further good-sized bedroom.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit with feature automatic lighting, and large step-in shower. Tiled walls and floor. Heated towel rail.

OUTSIDE

Park Place stands within attractive, well maintained communal grounds and gardens, for the use of all residents. The property has a single garage and use of the residents' and visitors' parking areas. There is also a useful storeroom situate on the ground floor of the building.

AGENT'S NOTE

Service charge is approximately £4,800 for the year.

There are no managing agents as the residents manage the building.

The freehold is owned by Park Place 96 Ltd, of which the residents are all shareholders

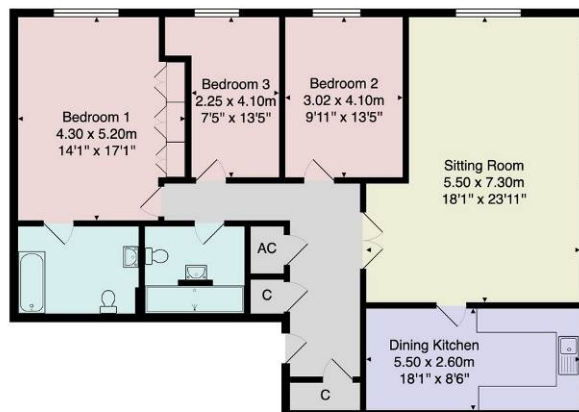
The property is understood to be Long Leasehold, having an original 999-year lease.

Subletting is permitted.

Short-term lets within the building are not permitted. One year minimum.

Pets are not allowed.

Council Tax Band - E



Total Area: 128.1 m² ... 1379 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.

Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk