



**Apartment 4, 2 Mowbray Square, Harrogate, HG1 5AU**

**£189,950**

## Apartment 4, 2 Mowbray Square, Harrogate, HG1 5AU

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A stunning modern stone-built two-bedroom second-floor apartment with en-suite shower room and allocated parking, in this most convenient town-centre location.

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The apartment is approached via a well-presented communal stairway and the apartment provides quality accommodation with two double bedrooms, house bathroom, en-suite shower room and an impressive open-plan living space with well-equipped kitchen, together with loft storage space.

The apartment has the rare benefit of an allocated car parking space and is situated in a Conservation Area, just a short walk from all of Harrogate's amenities, including the bus and railway stations.







## **SECOND FLOOR**

### **ENTRANCE HALL**

Window to rear, electric heater and storage cupboard.

### **LIVING KITCHEN**

An open-plan living area and kitchen with window to front.

The kitchen comprises wall and base units and work surfaces with inset sink, electric hob with extractor hood above. Integrated electric oven and fridge, and plumbing for washing machine.

### **BEDROOM 1**

A double bedroom with window to front and ensuite.

### **EN-SUITE SHOWER ROOM**

White suite comprising WC, washbasin and shower. Heated towel rail.

### **BEDROOM 2**

A further double bedroom.

### **BATHROOM**

A modern white suite comprising WC, washbasin and bath with shower above. Heated towel rail.

### **LOFT**

Access to the loft for storage.

### **OUTSIDE**

Allocated and numbered parking space within a managed car park.

### **AGENT'S NOTES**

The service charge is approx £1,600 pa.

Long lease with approx 140 remaining.

Share of freehold.

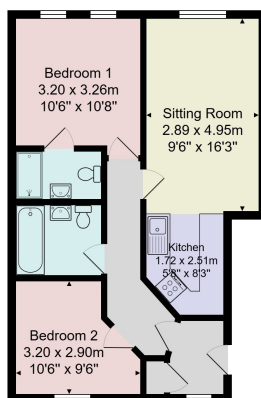
No pets

Renting and holiday lets are permitted.

The property has a Smart electric heating system.

**Council Tax Band - A**





Total Area: 56.1 m<sup>2</sup> ... 604 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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