



Flat 31 Bewick Grange, Swan Road, Harrogate, HG1 2FA

£550,000

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A fantastic opportunity to purchase a modern two-bedroom second-floor apartment with private balconies, allocated carport parking and lift facilities within this exclusive gated development for the over-55s.

The apartment is situated in a prime position within this prestigious development overlooking the attractive communal gardens and offers spacious, high-quality accommodation with an impressive open-plan living room and kitchen, good-sized bedrooms with dressing area and en-suite, and a modern shower room, all with under-floor heating. Patio doors lead from the sitting room to a private balcony, and there is a second balcony accessed from the main bedroom, with useful outdoor store. overlooking attractive communal gardens. This stunning development has electronically-operated secure gates and doors, and exceptional communal facilities including an impressive reception hall and sitting area, an ideal area for socialising with friends and other residents.

This stunning apartment on Swan Road, behind the Old Swan Hotel, is just a few moments' walk from all of the amenities of Harrogate town centre and close to the entrance of the Valley Gardens.





SECOND FLOOR ENTRANCE HALL

With useful fitted storage cupboards.

SITTING ROOM

A spacious reception room with glazed bi-folding doors leading to a private balcony. Feature fireplace with electric fire.

DINING KITCHEN

With spacious dining area. The kitchen comprises a range of modern fitted units with worktop and breakfast bar. Electric hob, integrated double oven and warming drawer. Integrated fridge freezer and dishwasher.

BEDROOM 1

A double bedroom with glazed doors leading to a second balcony. Dressing area and ensuite.

EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit, and large walk-in shower. Tiled floor.

BEDROOM 2

A further double bedroom.

SHOWER ROOM

With WC, washbasin set with vanity unit, and walk-in shower. Heated towel rail.

OUTSIDE

The property stands with attractive, well-maintained communal gardens for the use of all residents. The apartment benefits from two private balconies enjoying an attractive outlook over the communal gardens. The apartment has a private allocated parking space and has use of the visitor parking spaces. On the ground floor there is a private storeroom and on the second floor on the hallway there is a communal storage area. There is also a large communal bin / bike shed on the ground floor.

AGENT'S NOTES

Bewick Grange was built in 2015 and has become a popular development for the over-55s. Each apartment has under-floor heating and water rates are included in the service charge, together with a Tunstall pendant emergency response facility, if required. The excellent communal facilities include the use of the impressive reception hall and sitting area, the bin storage area and attractive communal gardens and grounds and patio.

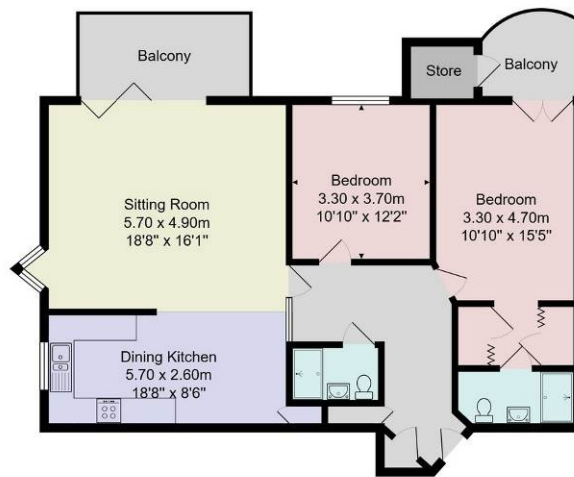
TENURE

Leasehold.

The service charge is currently circa £4932 per annum. It covers all costs of maintenance of the development and the ground rent is to be paid to the freeholder. The ground rent is £250 per annum.

Pets are not allowed.

Council Tax Band - E



Total Area: 100.7 m² ... 1084 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.


Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	85	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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