



Apt 3, 4-6 Berkeley House , South Park Road, Harrogate, HG1 5QU

£435,000

Apt 3, 4-6 Berkeley House , South Park Road, Harrogate, HG1 5QU

A beautifully presented two-bedroom ground-floor apartment with private entrance and allocated parking, situated in this desirable and convenient town-centre position.

The apartment is situated on the ground floor of this desirable town-centre development, the property was converted in 2019 to provide high-quality apartments. Apartment 3 has a private entrance and beautifully presented accommodation comprising an open-plan kitchen and living area, together with two double bedrooms, a modern bathroom, en-suite shower room and utility cupboard. The property also has the benefit of allocated parking space and use of the visitor parking.

The property is situated in this quiet position, yet within just a few minutes' level walk of all of the town's amenities including the bus and railway station as well as the many shops, bars and restaurants.





GROUND FLOOR

RECEPTION HALL

With utility cupboard with space and plumbing for washing machine.

LIVING KITCHEN

A stunning open-plan living space and kitchen with sitting and dining areas and a stylish fitted kitchen with a range of quality fitted units with quartz, worktop and island and breakfast bar. Integrated appliances with fridge / freezer, electric hob, double oven and dishwasher.

BATHROOM

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

BEDROOM 1

A double bedroom with en-suite.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Heated towel rail. Tiled walls and floor with under-floor heating.

BEDROOM 2

A further double bedroom.

OUTSIDE

The property is the benefit of an allocated parking space and use of the visitor parking area.

AGENT'S NOTE

Service charge £1,500 per annum plus buildings Insurance which is approximately £500 pa.

A fixed ground rent is payable of £250 pa.

The apartment is long leasehold with a 999 year lease from 2019 .

There is a modern gas under floor central heating system throughout.

The building was newly converted in 2019 and there is the remainder of a 10-year guarantee.

Tenure - Leasehold

Council Tax Band - D





Total Area: 77.3 m² ... 832 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.
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