



24 Cornwall House, Portland Crescent, Harrogate, HG1 2TR

**£350,000**



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A spacious three-bedroom second-floor apartment with lift access, secure parking, communal gardens and located within walking distance of Harrogate town centre.

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This beautifully presented apartment forms part of an exclusive private gated development just a short walk from the town centre of Harrogate. Offering spacious and modern living with lift access, secure underground parking, and communal gardens, the property is ideal for professionals or those seeking high-quality accommodation in a prime location.

The apartment benefits from gas central heating, neutral décor throughout, and high-specification fittings. With three bedrooms and two bathrooms, the property is well suited for a range of buyers. Early viewing is highly recommended.







## **GROUND FLOOR**

### **COMMUNAL ENTRANCE**

Well-maintained communal entrance with lift and stair access to all floors.

## **SECOND FLOOR**

### **ENTRANCE HALL**

Private entrance hall with access to all rooms and storage cupboard.

### **LIVING ROOM**

A spacious and bright reception room with attractive stone fireplace within gas flame effect fire and pleasant views. An ideal space for relaxing or entertaining.

### **KITCHEN**

A modern kitchen fitted with a range of wall and base units, worktops, and integrated appliances including electric hob, oven, built-in washing machine, dishwasher and fridge / freezer.

### **MASTER BEDROOM**

A large double bedroom with en-suite. Free-standing wardrobes included in sale.

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

Stylish suite comprising walk-in shower, WC and washbasin. Tiled walls and floor and heated towel rail.

### **BEDROOM 2**

A further double bedroom. Freestanding wardrobes included in sale.

### **BEDROOM 3**

A single bedroom, ideal for use as a study or dressing room.

### **SHOWER ROOM**

A modern shower room with white suite including WC, washbasin and walk in shower. Tiled walls and floor. Heated towel rail.

## **OUTSIDE**

The development is accessed via secure gates and features communal gardens. The apartment includes one secure underground parking space.

## **ADDITIONAL INFORMATION**

Heating: Gas central heating

Lift access to all floors

Lease - original term 999 years

Ground Rent £100 pa

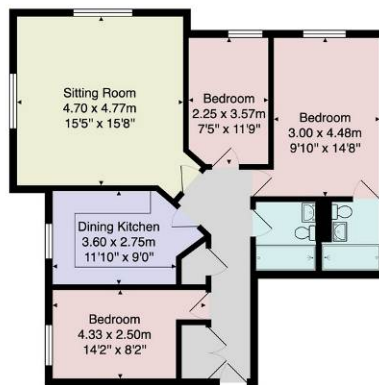
Service Charge - approx £3162 pa

Subletting / Renting is permitted (no holiday lets allowed)

**Tenure** - Leasehold

**Council Tax Band** - E





Total Area: 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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