



VERITY
FREARSON

APT 1 BRACKENWOOD, 58A KENT ROAD, HARROGATE, HG1 2EU

GUIDE PRICE £550,000

APT 1 BRACKENWOOD, 58A KENT ROAD,

Harrogate, HG1 2EU

A rare opportunity to acquire a prestigious ground floor apartment with three bedrooms and a garage, set within beautifully maintained gardens in the ever-popular Duchy area of Harrogate.

Purpose-built apartments of this quality are seldom available. This elegant home offers exceptionally spacious rooms, high ceilings and a delightful outlook over manicured communal gardens. The property benefits from secure gated access, attractive communal areas, central heating and double glazing, providing a rare combination of style, comfort and practicality.

The Duchy area is one of Harrogate's most desirable addresses, close to the town centre with its excellent range of shops, restaurants and bars. There are also beautiful open spaces nearby, including the Stray, and the town is well connected with regular rail services to Leeds, York and London. Offered for sale with no onward chain.



Lounge / Dining Room · Dining Kitchen · Cloakroom

3 Bedrooms · En-Suite Shower Room - Bathroom

Off-Road Parking · Large Garage · Well-Maintained Communal Gardens · Lift Access To Garage Area







ACCOMMODATION

GROUND FLOOR COMMUNAL ENTRANCE

Secure gated entrance with intercom entry system. Attractive communal reception hall providing access to the apartment.

RECEPTION HALL

A welcoming reception hall with views to the side, useful double cloaks cupboard and guest WC.

LOUNGE / DINING ROOM

A generously proportioned reception space with bay window overlooking the front gardens. Ample space for both lounge and dining areas.

DINING KITCHEN

A spacious kitchen with a range of wall and base units and integrated appliances including dishwasher, fan-assisted oven, electric hob, washer/dryer and fridge/freezer. Ample space for dining table.

BEDROOM 1

A large double bedroom to the rear with fitted wardrobes, walk-in dressing area with further wardrobes, and luxury en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, basin set within vanity unit, and large walk-in shower.

BEDROOM 2

A further double bedroom with fitted wardrobes.

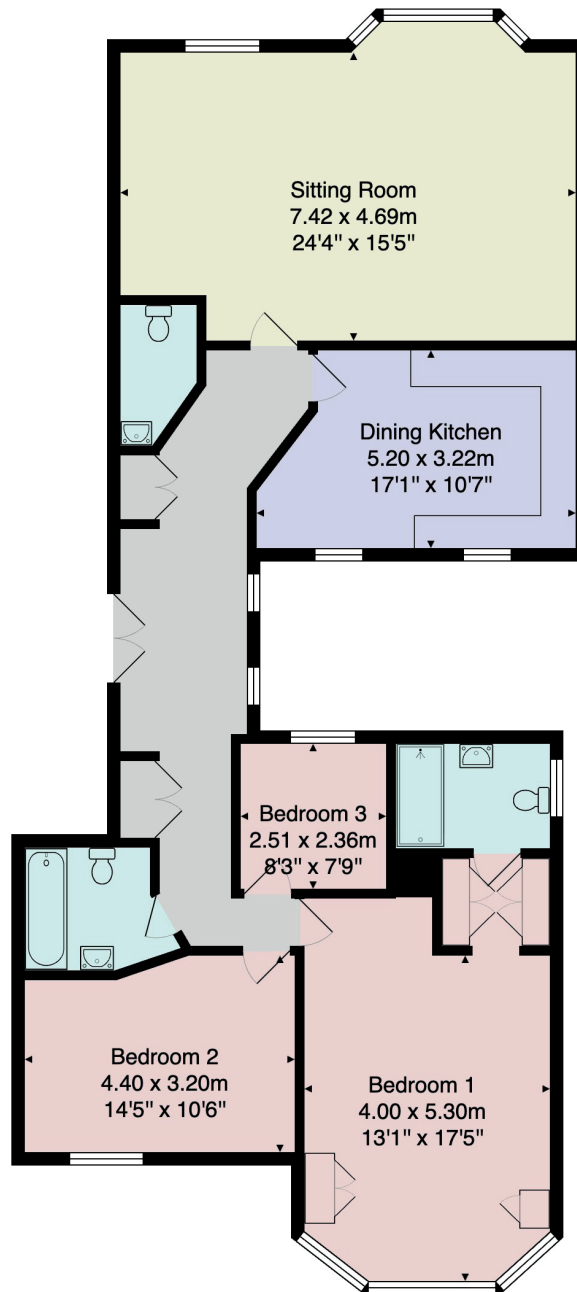
BEDROOM 3 / STUDY

A further bedroom, currently used as a study.

HOUSE BATHROOM

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

FLOOR PLAN



Total Area: 129.5 m² ... 1394 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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Outside

The property is accessed via electric gates and stands within beautifully maintained communal gardens. To the rear is a large single garage with remote-controlled up-and-over door, with a private parking space in front. Lift access is available to the garage area from outside the apartment entrance. Visitor parking is also provided.

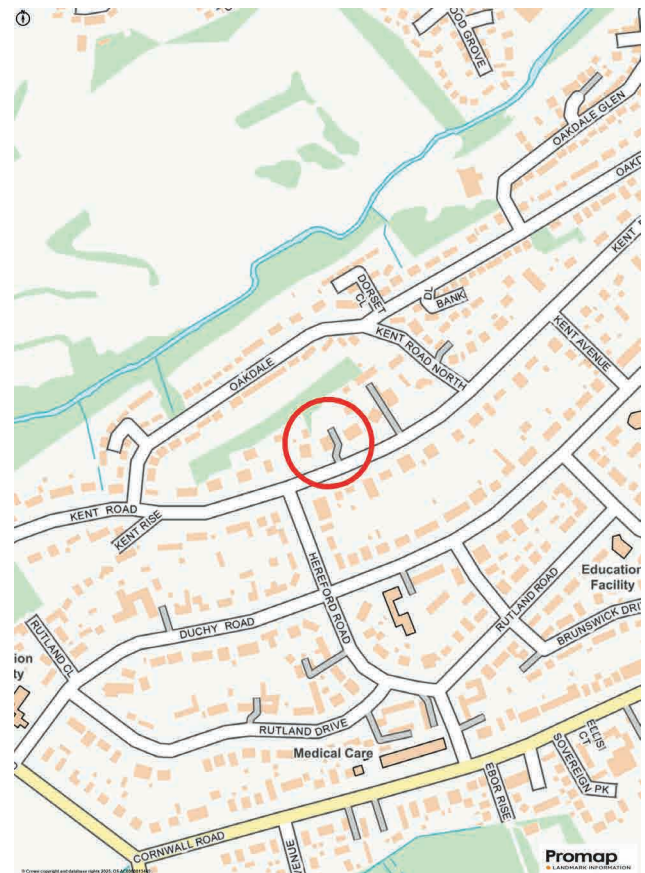
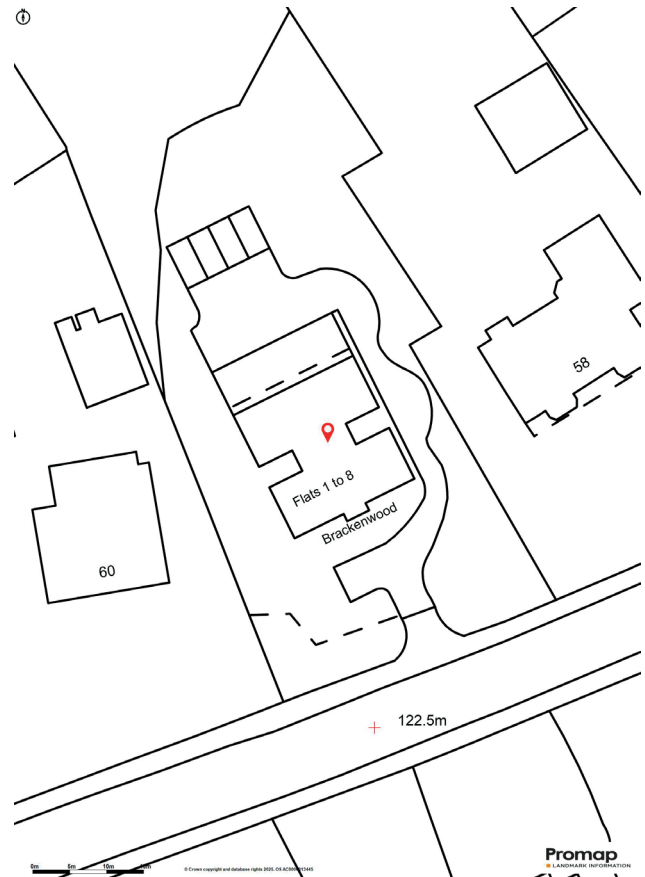
Agent's Notes

- Service Charge: approx. £438.94 per quarter
- Additional payment of £200 per flat into asinking fund
- Pets are not permitted
- Renting/subletting is not permitted
- All 8 apartments own a 1/8 share of the freehold

Services

All mains services connected.

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(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	
			

Harrogate

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