



106 Kings Road, Harrogate, HG1 5HH

- TOWN CENTRE, MODERN ONE BEDROOM APARTMENT
- Open plan lounge/ dining and kitchen
- Gas central heating
- Off-street allocated parking
- Ideal location within a short walk to the train station
- Second floor penthouse apartment
- Fully integrated kitchen and separate utility cupboard
- Lift access
- Secure entry
- Council Tax: C

£240,000



106 Kings Road, Harrogate, HG1 5HH

DESCRIPTION

AVAILABLE TO THE MARKET CHAIN FREE.

A stunning one bedroom penthouse apartment, as part of an exclusive character conversion just off the stylish Kings Road. The property is in an ideal location close to the chic and trendy restaurants and independent shops and within a short walk into Harrogate Town Centre or to the train station.

The spacious apartment is modern throughout and briefly comprises: Entrance into communal hallway, with stairs or lift access to the second floor. Door into the private lobby with space for coats and shoes. Door through to the open plan lounge, dining and kitchen with integrated appliances, stone worktops and oak flooring. Door to the double bedroom and the fully tiled, modern bathroom with shower over the bath, wash hand basin and W.C. There is a convenient utility cupboard for the washing machine.

To the side of The Balmoral is driveway access from Franklin Mount to the off-road parking. The development is set amongst landscaped garden for communal use with secure entry system to the stairs and lift which services all floors.

An ideal first time buy or weekend 'bolt hole' to enjoy Harrogate to it's fullest. Call to arrange a viewing. An early viewing is advised.



EPC

This property produces 2.2 tonnes of CO2
Energy rated C

Material Information - Harrogate

Tenure Type: Leasehold

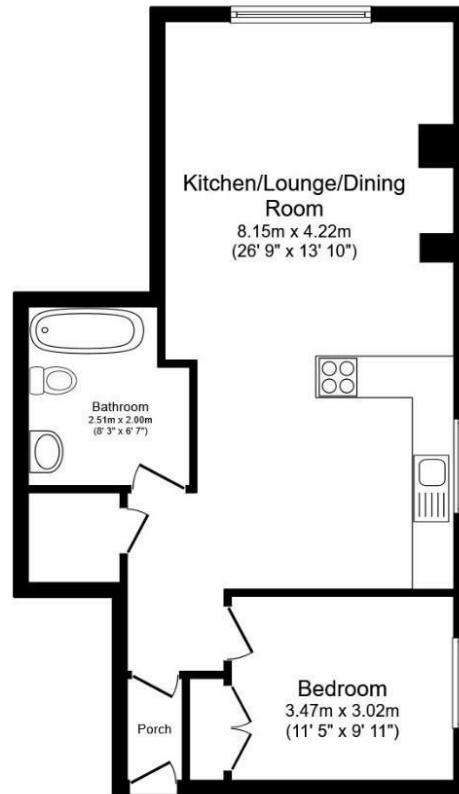
Leasehold Years remaining on lease: 242

Leasehold Annual Service Charge Amount £300 ground rent per annum and £1007.67 services charges per annum

Council Tax Banding: C

All white goods including the washing machine and curtain rails will be included in the sale.





Total floor area 55.3 m² (595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

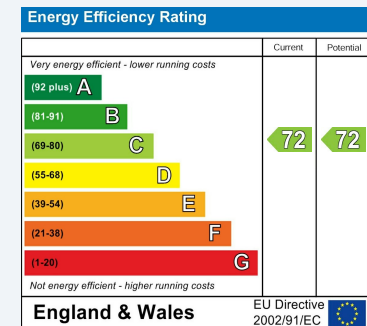
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

