



## 28 Victoria Avenue, Harrogate, HG1 5PR

- NO ONWARD CHAIN
- Sympathetically converted eight years ago, offering a blend of classic charm and modern luxury.
- Open-plan kitchen and living area, perfect for everyday living and entertaining.
- Private garden area exclusively for the apartment, offering a peaceful outdoor space.
- First-floor apartment in a beautifully converted Victorian building.
- Two spacious bedrooms, ideal for comfortable living and privacy.
- Stylish bathroom with modern fixtures, providing comfort and convenience.
- One private parking space secured by electric gates for added security.

**Guide Price £550,000**





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- Unrestricted on-street parking available on Victoria Avenue.
- Located in the heart of Harrogate, just a short walk to The Stray, shops, restaurants, and local amenities.

**Guide Price £550,000**

## 28 Victoria Avenue, Harrogate, HG1 5PR



### Description

We are delighted to present this outstanding first-floor apartment, ideally situated on Victoria Avenue in the very heart of Harrogate. Sympathetically converted into an elegant and spacious apartment eight years ago, this property occupies the first floor of a stunning Victorian conversion. Offering a rare combination of space, sophistication, and location, this beautifully appointed residence is perfectly suited for those seeking refined town-centre living or as an investment opportunity.

The apartment features two spacious double bedrooms, offering plenty of room for relaxation and privacy. The well-designed layout includes a bright and airy open-plan kitchen and living area, finished to a high standard with built-in appliances, perfect for both everyday living and entertaining. The apartment also benefits from a stylish bathroom designed with modern fixtures for ultimate comfort and convenience, along with separate WC.

Outside, the gardens are enclosed by a combination of natural and fenced boundaries, offering privacy and a peaceful environment. Each apartment has its own private garden area for exclusive use, with Apartment 2 offering a delightful outdoor space. The apartment comes with one private parking space, accessed through secure electric gates for added peace of mind. Additionally, unrestricted on-street parking is available on Victoria Avenue.

Located just a short walk from The Stray, as well as Harrogate's wide selection of shops, restaurants, and local amenities, this apartment offers the best of both worlds – quiet, comfortable living with vibrant town-centre access.

### EPC

Energy rating B

This property produces 1.8 tonnes of CO2

### Material Information - Harrogate

Tenure Type: Leasehold - Share of Freehold

Leasehold Years remaining on lease: 991

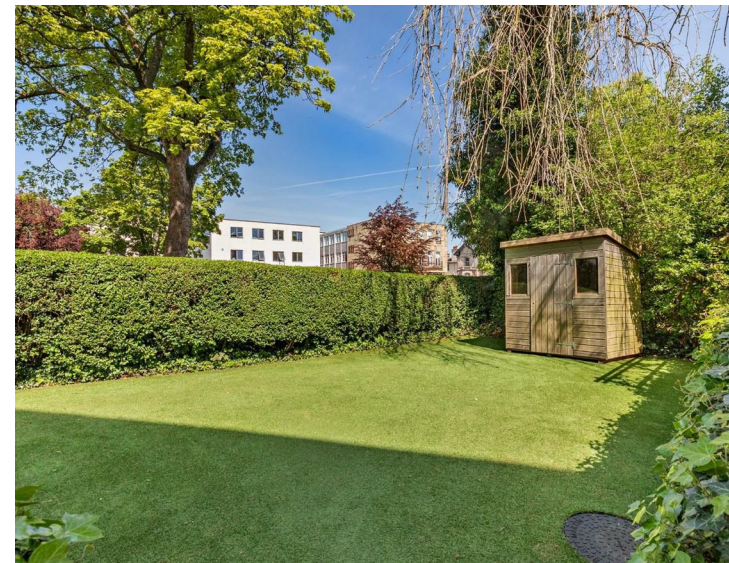
Leasehold Annual Service Charge Amount £950 per annum

Council Tax Banding: F

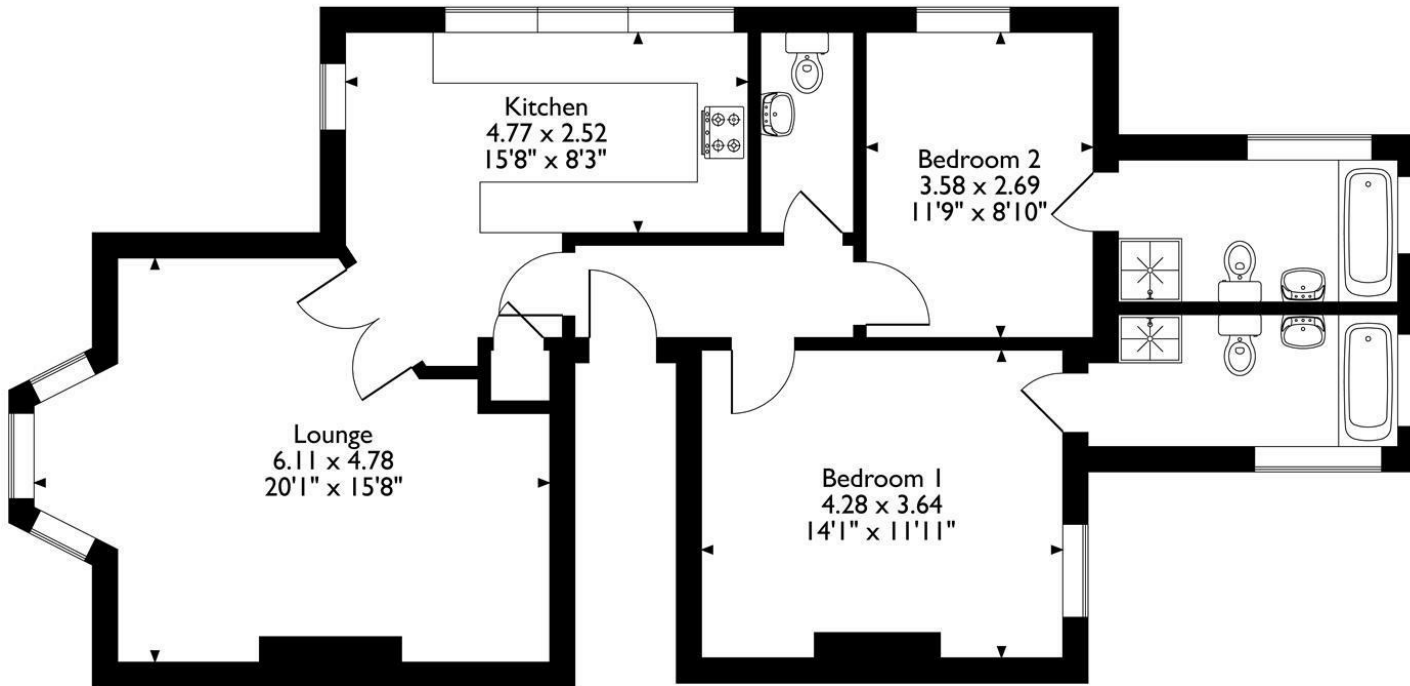




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Apartment 2, 28, Victoria Avenue, Harrogate, HG1 5PR  
Approximate Gross Internal Area  
81 Sq M/915 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Viewings

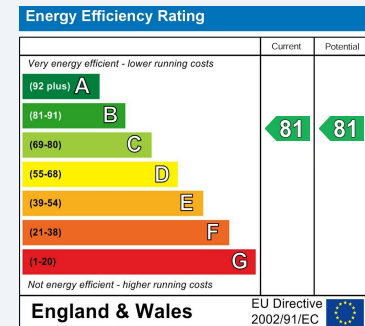
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.