



**APARTMENT E
38 VICTORIA AVENUE, HARROGATE**

**£1,095,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An extremely rare opportunity to purchase this magnificent, duplex, penthouse apartment located on a beautiful tree lined avenue in the very heart of the Harrogate town centre, a stones throw from The Stray.

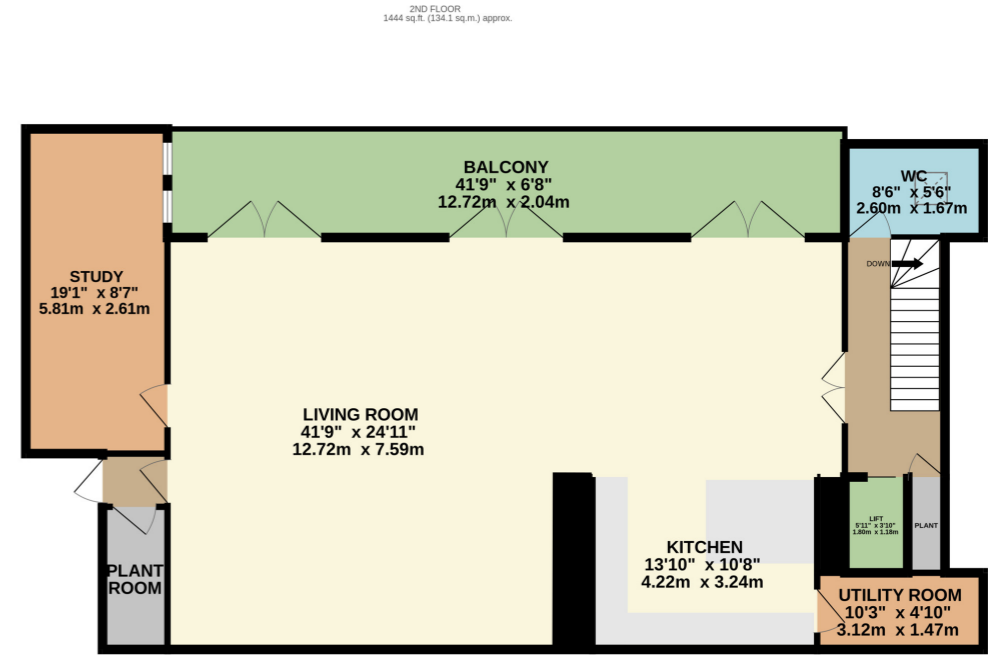
The building was converted into apartments in 2006, with apartment, E being the flagship apartment. It truly requires an internal inspection to appreciate the spacious, modern, low maintenance and extremely high quality fixtures and fittings throughout along with the benefit of a personal lift to the apartment.

The accommodation, which has approximately 3,200 sq ft of internal space along with a roof terrace of approximately 260 sq ft is quietly located and enjoys space and light. It comprises: a covered entrance vestibule with double doors leading to a most impressive private entrance hall with staircase and lift, exclusive to apartment E, a stunning, open plan, living/dining/kitchen with a bank of full length windows and double opening doors leading to the roof terrace, with vaulted ceilings and skylights and a beautifully presented kitchen with integrated appliances and a large island unit, the living area

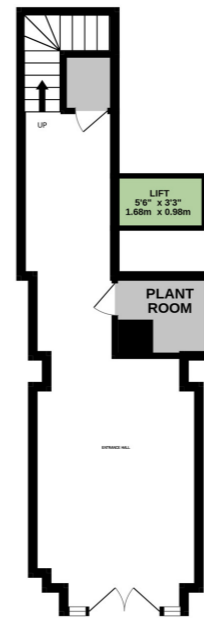
- 3 BEDROOMS**
- 1 LARGE RECEPTION ROOM**
- 3 EN-SUITE BATHROOMS**
- 1 CLOAKROOM/WC**
- COUNCIL TAX: G**
- ENERGY RATING: C**
- TENURE: LEASEHOLD**

has a feature media wall with inset television and feature gas fire below with deep marble shelf, large study, utility room and separate cloakroom.

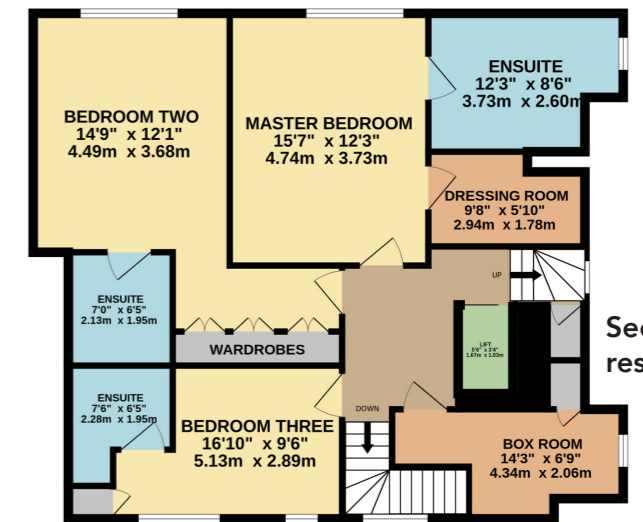
To the second floor are three double bedrooms, the principal bedroom having an en-suite dressing room and an en-suite bathroom, bedroom two has en-suite shower room and extensive cupboards in the dressing area and bedroom three has an en-suite shower room. There is a separate gym/home office with extensive storage and internal staircases to all floors.



GROUND FLOOR
298 sq ft. (27.5 sq.m.) approx.



1ST FLOOR
1010 sq ft. (93.8 sq.m.) approx.



See agent's note in respect of lift access

TOTAL FLOOR AREA : 2749 sq.ft. (255.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



OUTSIDE

The roof terrace runs the full length of the living/dining area, offering extreme privacy.

To the front of the property there is block paved, allocated, tandem parking for two cars, with boundary hedging.

TENURE

The tenure of the apartment is leasehold with the remainder of a 999 year lease from 2006. The current monthly service charge is £170.00.

AGENT'S NOTE

Works to reconfigure the lift so it opens on each floor will be undertaken between exchange of contracts and completion - further details on application.

DIRECTIONS - HG1 5PR

From the centre of Harrogate take Station Parade and at the traffic lights turn left into Victoria Avenue.

APPROXIMATE DISTANCES

Town Centre	400 metres
Railway Station	350 metres
Bus Route	150 metres
Airport	12 miles



INSIDE

GROUND FLOOR

Entrance Hall with lift and staircase

FIRST FLOOR

Landing

Master Bedroom 15'7" x 12'3"

En-suite Bathroom 12'3" x 8'5"

En-suite Dressing Room 9'8" x 5'10"

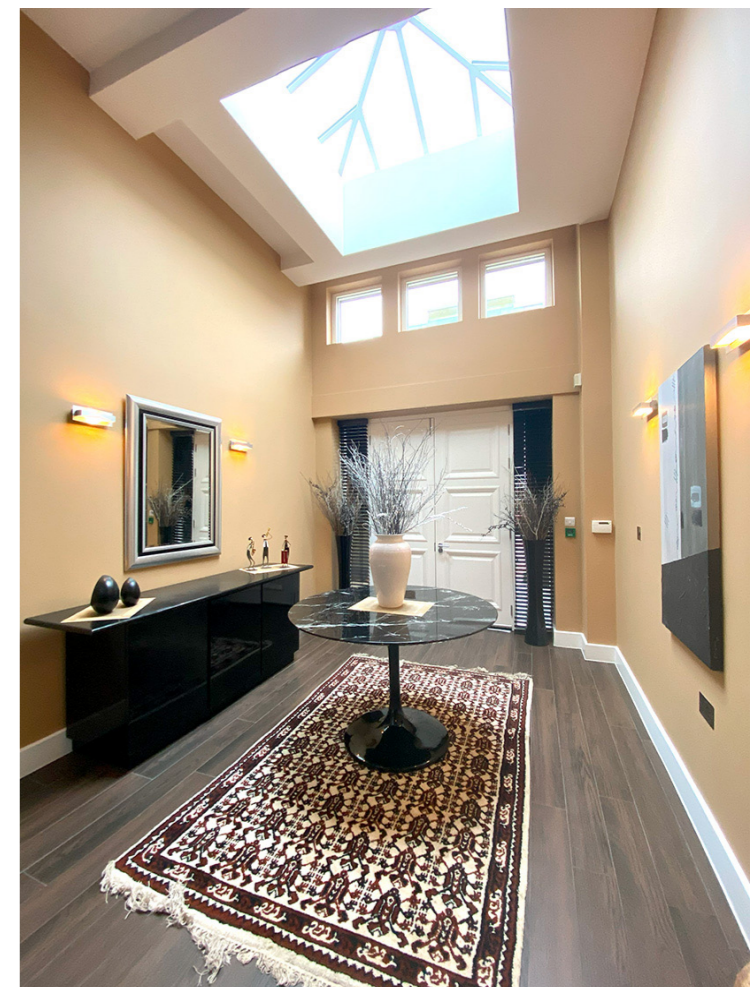
Bedroom Two 14'9" x 12'1"

En-suite Bathroom 7' x 6'5"

Bedroom Three 16'10" x 9'6"

En-suite 7'6" x 6'5"

Box Room 14'3" x 6'9"





SECOND FLOOR

Landing with lift and staircase

Cloakroom with wc 8'6" x 5'9"

Living Room 41'9" x 24'11"

Balcony 41'9" x 6'8"

Kitchen 13'10" x 10'8"

Utility Room 10'3" x 4'10"

Study 19'1" x 8'7"

Plant Room 8'10" x 4'

