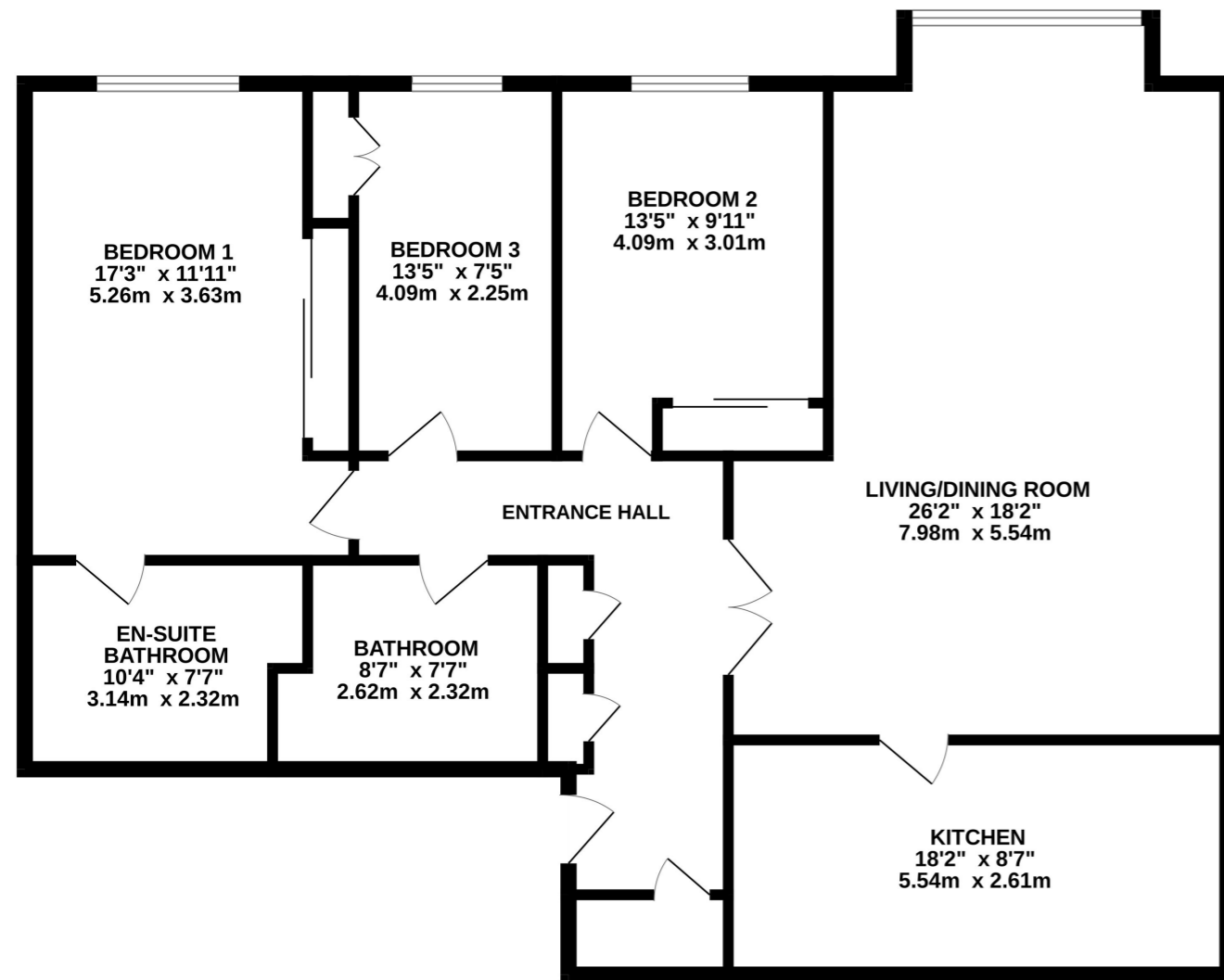


ELEVENTH FLOOR
1295 sq.ft. (120.3 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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118 PARK PLACE
PARK PARADE, HARROGATE, HG1 5NS

£480,000
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.

118 PARK PLACE | PARK PARADE | HARROGATE | HG1 5NS

A spacious three bedroom apartment with views across The Stray

Entrance Hall | Living/Dining Room | Kitchen

Three Bedrooms | En-suite Bathroom | House Bathroom

Communal Gardens | Two Garages | Driveway & Parking

Council Tax: Band E | Energy Rating: C | Tenure: Leasehold

We have been informed by the owner that the property is leasehold for a term of 999 years.

The current service charge is £2,311.10 for the year.

The lease is owned by Park Place 96 Ltd of which the residents are shareholders and manage the building.

Pets are not allowed.

Short term lets are not permitted. Subletting is permitted with a 1 year minimum term.



An extremely rare opportunity to purchase this spacious, three bedroom apartment, situated on the 11th floor of this purpose built block of apartments

In an enviable position on the Harrogate Stray, enjoying commanding and far reaching views across Harrogate, The Stray and beyond. The property is within easy, level walking distance of the town centre and offers extremely secure, light and airy accommodation that truly requires an internal inspection.

Park Place is a popular apartment block set within beautiful communal gardens and grounds with driveway, excellent parking for both residents and visitors and the added advantage of a live-in caretaker.

The apartment has the benefit of two single garages and a lockable storeroom and comprises: Large, welcoming communal entrance hall with two lifts and staircase leading to the 11th floor with a large communal landing. Apartment 118: Entrance hall with useful storage cupboards, large open plan living room/dining room, breakfast kitchen, three bedrooms, en suite bathroom and house bathroom.

