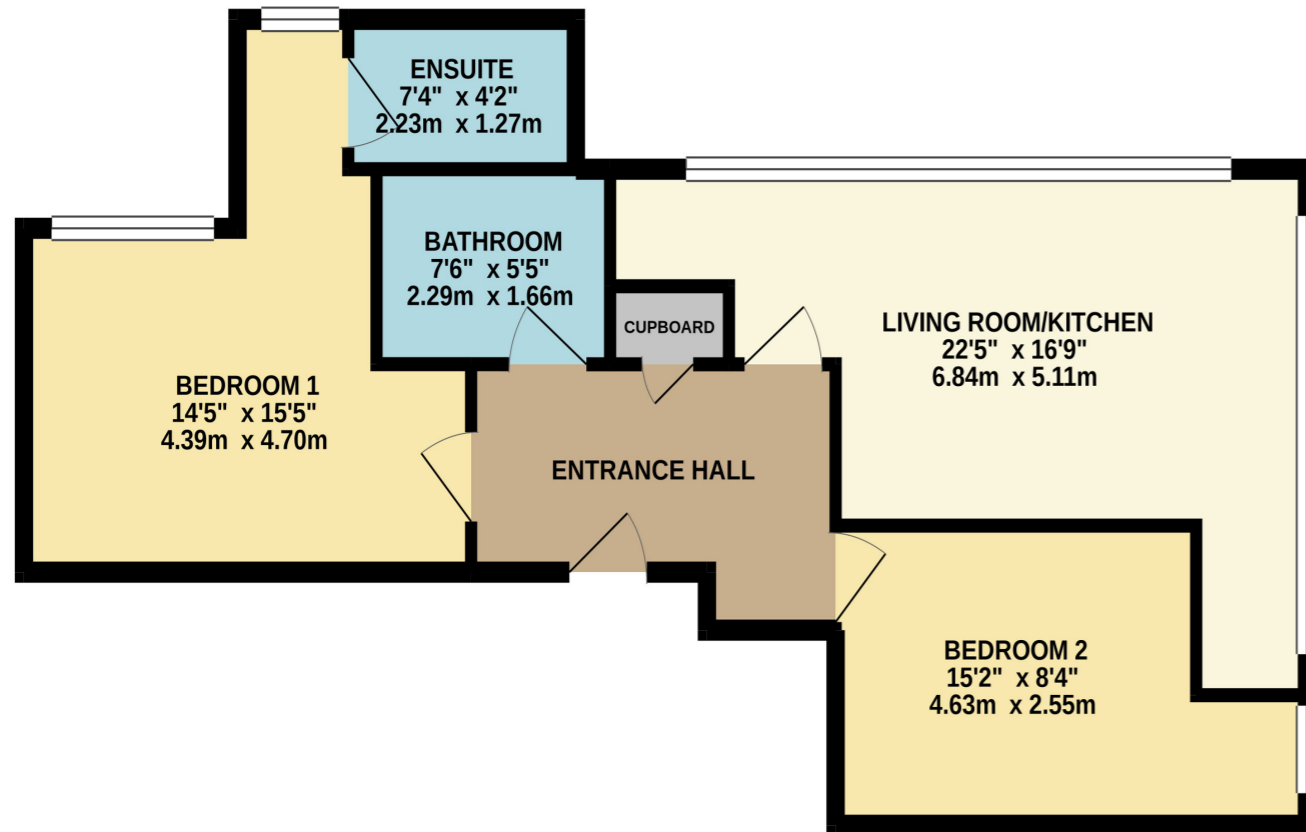


FIFTH FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (56.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**5 HARROGATE HOUSE
PARLIAMENT STREET, HARROGATE, HG1 2BU
£1,295 PCM**

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.

UNFURNISHED

A beautifully appointed and modernised apartment, situated on the fifth floor of this town centre block of apartments with an amazing, glazed, external lift and offering fabulous views across Harrogate.

Situated in the very heart of the Harrogate town centre the apartment is ideally placed for shopping, coffee shops, bars and restaurants.

The property comprises: Welcoming communal entrance hall with video entry and lift, private entrance hall with utility cupboard and recess with cloaks area, spacious, open plan living room/kitchen with fantastic views across Harrogate and a well appointed kitchen area with granite work surfaces and integrated appliances including fridge freezer, oven, hob, extractor, microwave and dishwasher, two double bedrooms with fitted wardrobes, the master bedroom having a feature dressing area and en-suite and a fully tiled house bathroom.

There is a secure, gated, undercroft car park with one parking space for Apartment 5.

2 Bedrooms

1 Reception Room

2 Bathrooms

Available 1st July

£1,494.23 Returnable Bond

No Smokers/Pets

Council Tax: D - £2,237.70

Energy Rating: E



DIRECTIONS - HG1 2BU

From Harrogate take West Park which, in turn, becomes Parliament Street, where the property is situated on the left hand side.

APPROXIMATE DISTANCES

Town Centre	250 metres
Railway Station	400 metres
Bus Route	170 metres
Airport	12.5 miles