

7 ATLAS HOUSE  
SPRINGFIELD AVENUE  
HARROGATE  
HG21 2HR



NICHOLLS  
TYREMAN



# 7 ATLAS HOUSE | SPRINGFIELD AVENUE | HARROGATE | HG1 2HR

A two bedroom first floor apartment located in the town centre

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Entrance Hall | Living Room | Balcony | Kitchen

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Two Bedrooms | En-suite Shower Room | House Bathroom

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Allocated Parking Space

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Council Tax: TBC | Energy Rating: D | Tenure: Leasehold

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Lease: 995 years | Service Charge: £1,659.09

## £345,000



We subscribe to and comply with the Consumer Code for Home Builders.







**Set in the heart of Harrogate, Atlas House is located near Kings Road, an area regarded as one of the best locations in Harrogate, with an abundance of excellent restaurants, bars and shops nearby.**

The apartment has a highly refined specification, including ultra-modern kitchens with quartz worktops, upstands and Bosch appliances. The bathroom and en suites are luxurious with Villeroy WC's and sinks, Vessini baths and shower trays and luxury Porto white matt porcelain tiles and also include underfloor heating. The walls, woodwork and doors are all white, giving a bright and elegant finish allowing you to add your own stamp of design and colour.

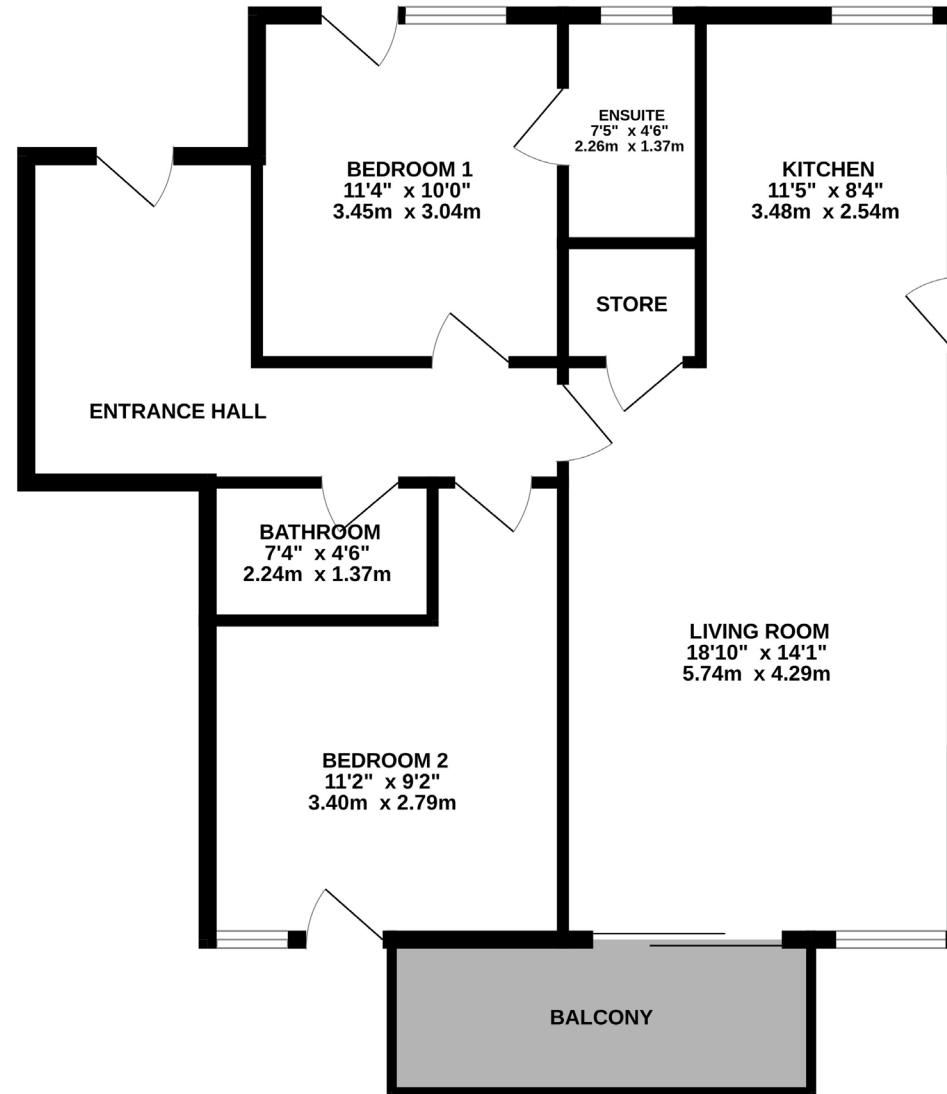
Apartment 7 is situated on the first floor and comprises: Entrance hall with storage cupboard, open plan living room/kitchen, two bedrooms, en-suite shower room and house bathroom.

The property has a balcony and one allocated parking space.





FIRST FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

[WWW.NICHOLLSTYREMAN.COM](http://WWW.NICHOLLSTYREMAN.COM)