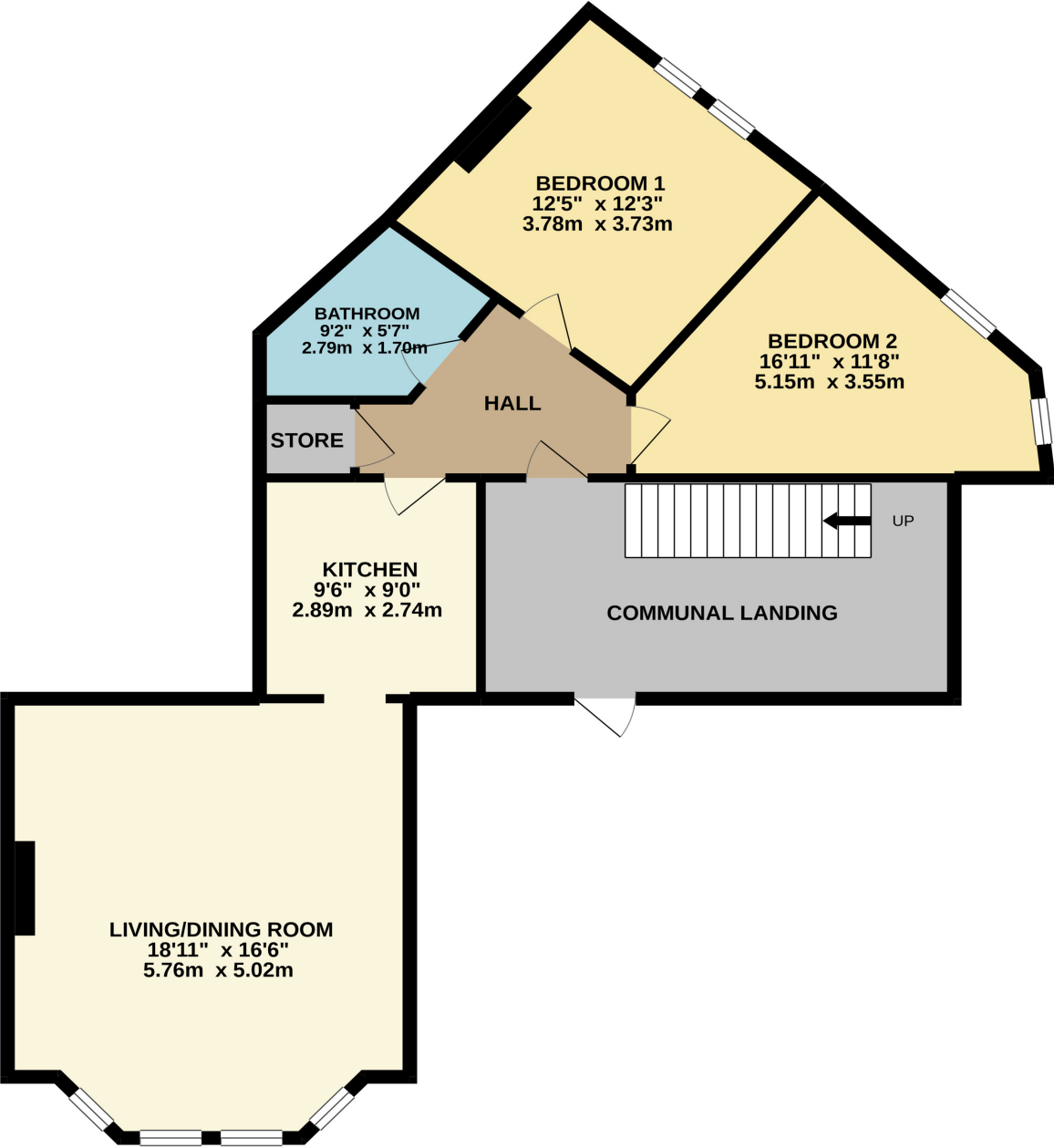


Specification

- Fantastic integrated kitchens with Bosch appliances including oven, hob, extractor, microwave, fridge freezer and dishwasher
- Granite work surfaces
- Fully tiled bathrooms and shower rooms with chrome heated towel rails
- Entry phone system
- LED spotlights
- Ideal Logic combination gas boilers
- New double glazed windows throughout
- Storage cupboards
- All front facing apartments with open outlook
- Wooden floors to living areas
- Carpets to bedrooms
- Fabulous communal entrance hall
- Electric underfloor thermo controlled heating to bathrooms
- Cat 5 wiring with integral USB charging points and wall mounted TV wiring



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.



READY  
TO  
MOVE IN



APARTMENT 4, THE REGENCY  
BOWER ROAD, HARROGATE

£245,000  
CHAIN FREE



A superb development of one and two bedroom, town centre apartments, offering well planned accommodation within this extensively renovated building. The conversion has resulted in a low maintenance, well insulated building with a new, insulated roof, new internal walls and soundproofed floors throughout.

The apartments are located in the very heart of Harrogate and are ideally situated for the thriving town centre, shops, restaurants and bars, Asda supermarket and rail commuters.

Apartment 4 is a superbly appointed first floor apartment with the benefit of the communal hallway with staircase to the first floor, good sized entrance hall with useful store, magnificent living room with large bay window having a lovely outlook over the green, separate kitchen with range of wall mounted cupboards, base units and drawers with integrated appliances, two double bedrooms and fully tiled bathroom.

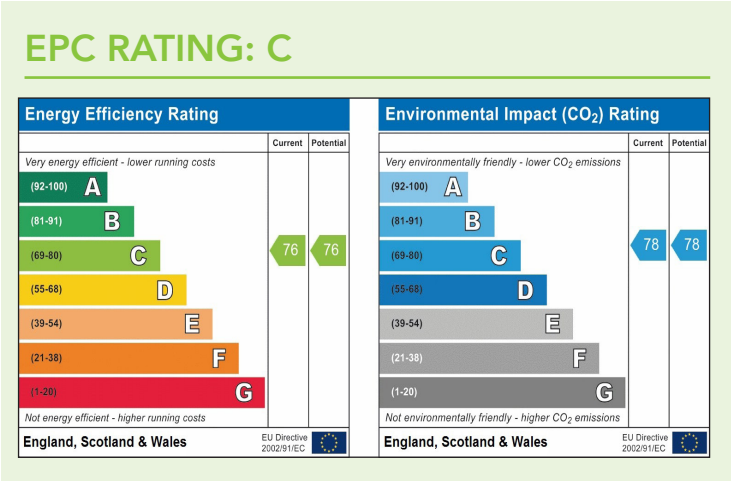
The apartments have a shared use of a bin store and bike store.

**DIRECTIONS - HG1 5LP**

From Harrogate turn right from Kings Road onto Station Parade A61. Turn left onto Cheltenham Mount and continue on as the road becomes Bower Road. At the mini roundabout go straight on and the property is on the left side.


**TENURE**

The tenure of the property is leasehold for a term of 125 years with a ground rent of £250 per annum. A new lease is currently being formed with further information upon request.



**APPROXIMATE DISTANCES**

Town Centre	600 metres
Railway Station	350 metres
Bus Route	500 metres
Airport	15.2 miles



**LINKS TO 360° TOUR**  
<https://qrgo.page.link/ARdNk>

