



## Flat 7, Duchy Grange Kent Road, Harrogate

Harrogate

Guide Price £375,000



# MYRINGS





## Flat 7

Duchy Grange Kent Road, Harrogate

Having been completely renovated to an exceptionally high standard in recent months this secure first floor flat with lift access, south facing balcony and garage presents two double bedrooms and two bathrooms, and occupies a highly desirable position within the prestigious Duchy Estate.

Council Tax band: D

Tenure: Share of Freehold

- HIGHLY DESIRABLE DUCHY ESTATE LOCATION
- FULLY RENOVATED TO AN EXCEPTIONAL STANDARD
- ENERGY RATING - B
- LIFT ACCESS
- SECURE FIRST FLOOR FLAT
- SOUTH FACING BALCONY & COMMUNAL GARDENS
- GARAGE
- 2 DOUBLE BEDROOMS 2 BATHROOMS
- GOLF CLUB 2 MINUTES DRIVE
- TOWN CENTRE 1 MILE



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# Duchy Grange, Kent Road, Harrogate , HG1

Approximate Area = 941 sq ft / 87.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Myrings. REF: 1255375









## Myrings Estate Agents

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