



CORNWALL HOUSE, PORTLAND CRESCENT

**£245,000**



**ANDREW HILL**



# Cornwall House, Portland Crescent

12 Cornwall House, Portland Crescent, Harrogate, North Yorkshire,  
HG1 2TR

A highly desirable apartment occupying a prime first floor position within this most attractive and imposing development.

The property is in good decorative order throughout and is ready to move into.

The carefully planned accommodation includes an entrance hall, well proportioned sitting room with bay window, comprehensively fitted kitchen, master bedroom with wardrobes and en suite shower room, second bedroom with wardrobes and a house bathroom.

Secure under ground parking space, additional visitor's parking and beautifully maintained mature gardens.

Portland Crescent is an exclusive gated development of purpose built apartments in an idyllic setting surrounded by mature trees in a first class residential area. The proximity of Harrogate's elegant town centre is such a draw for the location of this super apartment.

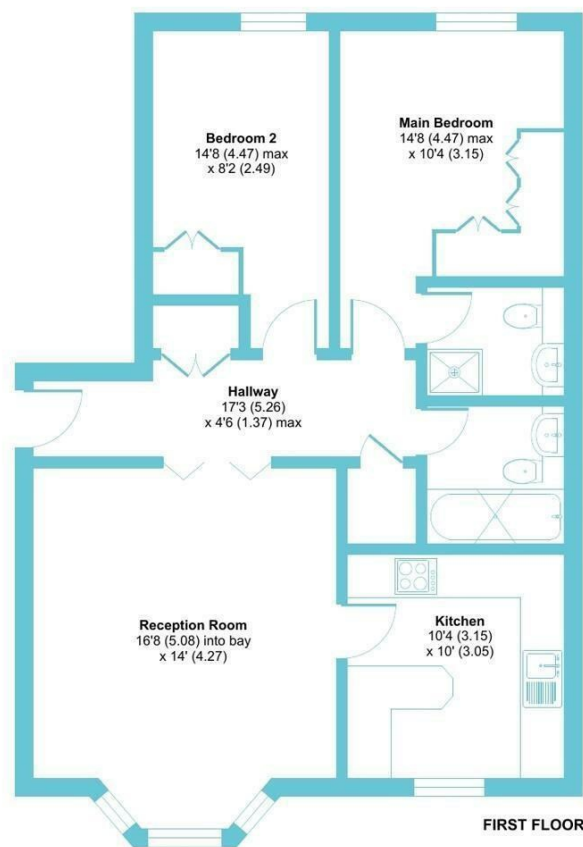




- Purpose Built Apartment
- Lovely Sized Sitting Room
- Private Underground Parking Space
- So Convenient For the Town Centre

- Secure First Floor Position
- Fully Fitted Kitchen
- Beautiful Communal Gardens

- 2 Bedrooms - 1 With en Suite Shower room
- House bathroom
- Fabulous Location



## Portland Crescent, HG1

Approximate Area = 770 sq ft / 71.5 sq m

For identification only - Not to scale

### Services

Mains services connected.  
Gas central heating.  
Sealed unit double glazing.  
Council tax band E.  
Leasehold.  
999 years from 1st December 1998  
Maintenance £3200 per annum.  
Ground rent £100 per annum.  
EPC rating B.

9 Princes Square, Harrogate, North Yorkshire, HG1 1ND  
T: 01423 528528  
E: [hello@andrewhill.co](mailto:hello@andrewhill.co)  
[www.andrewhill.co](http://www.andrewhill.co)



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