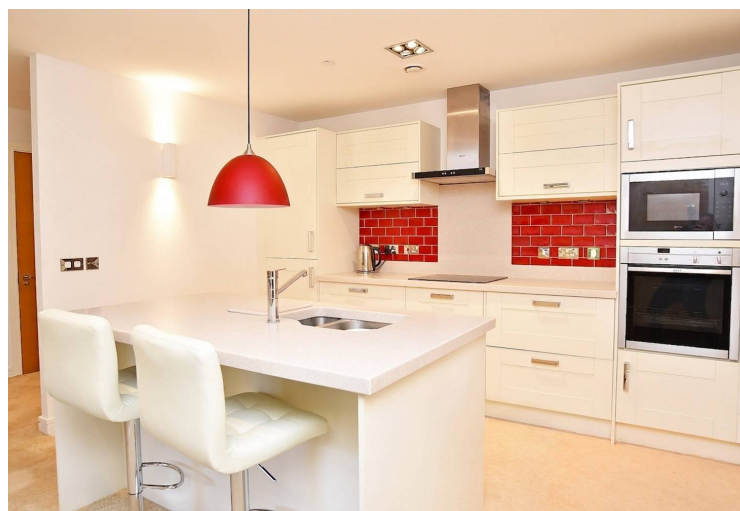




Apt 19, Bewick Grange, Swan Road, Harrogate

£450,000 Guide Price



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An exciting opportunity to purchase a stylish modern two-bedroom ground-floor apartment, boasting a private patio and allocated carport parking, within this exclusive gated development for the over-55s.

The apartment offers spacious, high-quality accommodation, featuring an impressive open-plan living room and kitchen, a separate utility room, two well-proportioned bedrooms, a cloakroom, and a contemporary shower room with underfloor heating.

Set within beautifully maintained landscaped gardens, this impressive development is accessed via secure gated entry and offers allocated parking, while residents benefit from exceptional communal facilities, including an elegant reception hall and a stylish residents' lounge—perfect for relaxation and socialising.

This stunning apartment on Swan Road, behind the Old Swan Hotel, is just a few moments' walk from all of the amenities of Harrogate town centre and close to the entrance of the Valley Gardens.

AGENT NOTES

The property is held on a long (999 year) lease, with an annual ground rent of £250. There is a service charge payable (currently £411per month). The service charge covers building & lift maintenance, grounds maintenance, intercoms/access security, buildings insurance, window cleaning and upkeep of the communal areas. The cost of the underfloor heating in the apartment is powered by a communal air pump and is covered by the service charge. The water bills for the apartment are covered by the service charge.

This apartment benefits from a covered car port private parking space (annual service payment of £200).

Council Tax band: D Tenure: Leasehold EPC: C



A true centrepiece of the home, the impressive open-plan living, dining and kitchen space is elegantly appointed and designed for modern living, offering generous proportions and high-quality finishes, with full-width bi-folding doors opening onto the private patio to create a seamless indoor-outdoor lifestyle.

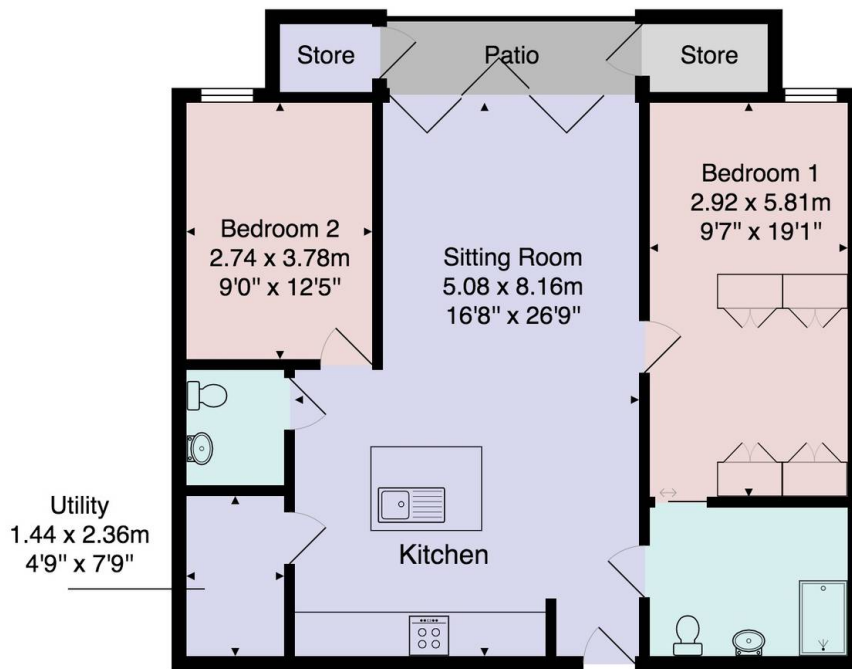
Full-width bi-folding doors open onto a private, covered patio, creating a seamless extension of the living space and providing an ideal setting for outdoor dining while enjoying views over the attractively landscaped communal gardens. Further complementing the outdoor space are two conveniently located storage cupboards, positioned either side of the patio, offering excellent additional storage.

The principal bedroom suite provides a spacious and serene retreat, enhanced by a well-appointed dressing area with fitted wardrobes and a sleek, contemporary en suite shower room, all finished to an excellent specification.

The second bedroom is well-proportioned and beautifully presented, featuring fitted mirrored wardrobes and enjoying a pleasant outlook, making it an ideal guest room or versatile additional living space.

A stylish and contemporary cloakroom, finished with modern fittings and sleek tiling, provides a practical and elegant addition for guests.





Total Area: 83.3 m² ... 896 ft² (excluding patio)

All measurements are approximate and for display purposes only.

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