



112 Park Place, Park Parade, Harrogate, North Yorkshire, HG1 5NS

£425,000

## 112 Park Place, Park Parade, Harrogate, North Yorkshire, HG1 5NS

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A fantastic opportunity to purchase an impressive three-bedroom apartment situated on the 11th floor of this well-regarded building, enjoying stunning views across the Stray, Harrogate and beyond.

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The generous accommodation comprises a large hallway with fitted storage, which leads to a spacious, open-plan living area with panoramic views, well-equipped kitchen, three good-sized bedrooms, bathroom and en-suite shower room.

Park Place is a popular development sitting in beautiful communal gardens and grounds, with ample visitors' and residents' parking, and is situated in a most convenient location just a short walk from Harrogate town centre. The apartment has the added benefit of a single garage, lockable storeroom on the development, and has the advantage of a live-in caretaker. Offered for sale with no onward chain.





## **ELEVENTH FLOOR**

### **RECEPTION HALL**

A spacious reception hall with various fitted storage cupboards.

### **SITTING / DINING ROOM**

A large reception room with sitting and dining areas with windows enjoying a delightful outlook with elevated views across Harrogate, the Stray and long-distance views beyond. Fireplace with electric fire.

### **DINING KITCHEN**

With a range of fitted units with electric hob, double oven, integrated fridge / freezer, dishwasher and washing machine.

### **BEDROOM 1**

A large double bedroom with fitted wardrobes and dressing table.

### **EN-SUITE SHOWER ROOM**

With WC, washbasin set within vanity unit, shower and bath.

### **BEDROOM 2**

A double bedroom with fitted wardrobes.

### **BEDROOM 3**

A further good-sized bedroom with fitted wardrobes and dressing table.

### **BATHROOM**

With WC, washbasin, bath and shower.

### **OUTSIDE**

Park Place stands within attractive, well maintained communal grounds and gardens, for the use of all residents. The property has a single garage with electric door and use of the residents' and visitors' parking areas. There is also a useful storeroom situated on the ground floor of the building.

### **AGENT'S NOTES**

Service charge is approximately £4,800 for the year. There are no managing agents as the residents manage the building. The freehold is owned by Park Place 96 Ltd. of which the residents are all shareholders. The property is understood to be Long Leasehold, having an original 999-year lease. Subletting is permitted. Pets are not allowed. Short-term lets within the building are not permitted. ne year min

**Council Tax Band – E**

**EPC - D**





Total Area: 121.8 m<sup>2</sup> ... 1312 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Verity Frearson

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