



Flat 3, The Retort House Waterside, Knaresborough

£400,000 Offers Over



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A unique three-bedroom, two-bathroom duplex penthouse apartment occupying an exclusive waterside setting, with two balconies enjoying south-facing elevated views towards the River Nidd.

A staircase rises to a galleried landing and the principal bedroom suite, which features a vaulted ceiling, exposed beams and Velux windows. Doors open onto a further private balcony with far-reaching views, while the en-suite bathroom includes a freestanding bath, separate shower enclosure, vanity unit with inset washbasin and WC.

The apartment benefits from gas-fired central heating and uPVC double glazing, together with two tandem parking spaces within a private covered ground-floor car park.

The property occupies a picturesque position beside the River Nidd, with scenic riverside walks readily accessible. Knaresborough's vibrant town centre is also close by, offering an excellent selection of independent shops, cafés, restaurants and leisure amenities. The railway station provides regular services to Harrogate, York and Leeds, while the A1(M) is easily reached for travel throughout the region.

Tenure: Leasehold

Tenure:

Leasehold 999 years from 27th January 2000

Each of the three flats own a third of the freehold

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

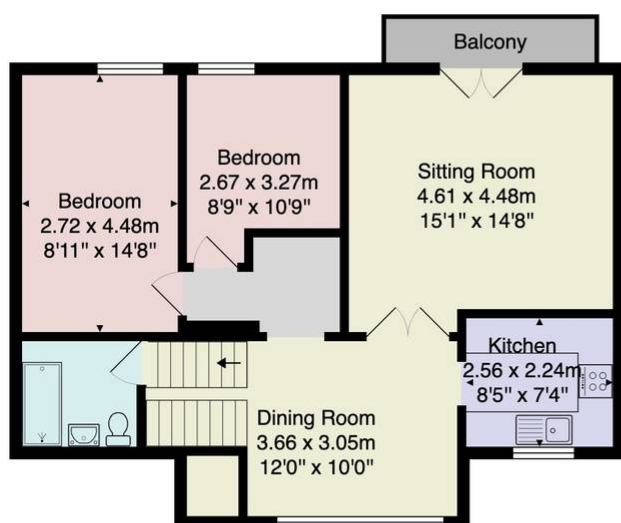


The spacious and light-filled accommodation is approached via a secure communal entrance, with stairs leading to the third floor and a private entrance vestibule. At the centre of the apartment is a striking dining hall with high ceilings and apex windows, allowing natural light to flood the interior and creating a strong sense of space.

The dining hall connects seamlessly with the principal living areas, with double doors opening into a generous sitting room featuring French doors onto a south-facing balcony overlooking the river. The adjoining kitchen is fitted with quality wall and base units, granite work surfaces and a range of integrated appliances.

Also on this level are two double bedrooms and a stylish, fully tiled shower room with a walk-in shower, wall-mounted washbasin and WC.





Ground Floor



First Floor

Total Area: 119.4 m² ... 1285 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

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