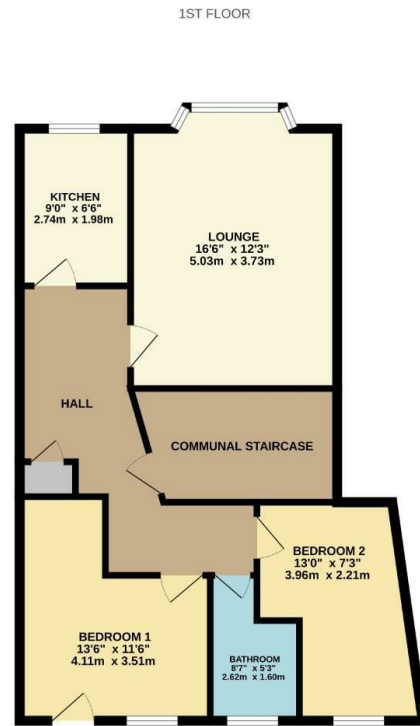


Floor Plan



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From the Prince of Wales roundabout proceed out of Harrogate on Leeds Road (A61) and before the Pelican crossing and the dry cleaners Royal Crescent is found on your righthand side where the property is clearly marked by a Hopkinsons For Sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£335,000

Flat 2, 11 Royal Crescent, Harrogate, HG2 8AB

2 Bedroom Apartment

A beautifully presented first floor two bedroom apartment located in one of Harrogate's most sort after positions close to town centre amenities and the famed 200 acres Stray.

No chain involved.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The property is approached from a smartly presented ground floor reception hall. There is a carpeted staircase to the first floor and a private entrance door into flat two.

This stylish apartment features a reception hall with a useful storage cupboard. The elegant apartment features in a ceiling cornicing to a beautiful bayfront lounge that overlooks the front lawned Crescent. There is a fitted kitchen with integrated appliances. The largest bedroom has a rear balcony/fire escape which provides a pleasant sitting area with a pretty view. There is a further bedroom and a bathroom with a Mira sport electric shower over the bath.

Harrogate is a popular town and a short walk away there is the 200 acres Stray, café bars and restaurants.

There is a good road and rail network offering the traveller and commuter quick access to Leeds, York and London.

