



## 12 Chapman House Chapman Square, Harrogate

£365,000 Guide Price



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



An impressive second-floor apartment with lift access, forming part of this attractive and well-maintained development situated on the edge of the beautiful Valley Gardens and within easy walking distance of Harrogate town centre. This spacious apartment enjoys a superb location with south facing aspect and provides well-proportioned accommodation together with attractive communal gardens and ample residents' parking. Chapman House is an exclusive development of private residential apartments positioned adjacent to the famous Valley Gardens and conveniently placed for the excellent shops, cafés, restaurants and transport links within Harrogate town centre. The property is offered for sale with no onward chain.

#### OUTSIDE

The property stands within attractive and well-maintained communal gardens and grounds. There is also a pleasant patio sitting area located to the rear of the building for the use of all residents.

To the front of the development there is ample residents' and visitors' parking.

There is a useful secure basement storage room.

#### AGENTS NOTE

The property is long leasehold with an original term of 999 years.

The service charge is currently approximately £1,400 every six months.

The property benefits from gas central heating and double-glazed windows.

All main services are connected to the building.

The property is situated within a conservation area.

Council Tax band: F

Tenure: Leasehold



## SECOND FLOOR

A spacious reception hall provides access to the principal accommodation and benefits from fitted storage cupboards together with an airing cupboard.

The impressive sitting room is a large reception space with windows and glazed doors leading to a Juliet balcony. The room provides ample space for both sitting and dining areas and features an attractive fireplace with living flame gas fire.

The kitchen is fitted with a range of wall and base units with worktops together with a gas hob, double oven, integrated fridge and integrated washing machine.

There are two good-sized double bedrooms. The principal bedroom benefits from fitted wardrobes, windows to two aspects and an en-suite shower room. The second bedroom is also a double room with fitted wardrobes.

The accommodation is completed by a bathroom fitted with a bath and shower above.





Total Area: 99.7 m<sup>2</sup> ... 1073 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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