



**Flat 4, Brackenwood 58a Kent Road, Harrogate**

**£550,000 Offers Over**



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A rare opportunity to acquire a prestigious three bedroom first floor apartment, forming part of an elegant purpose-built development within the highly sought after Duchy area of Harrogate. The property enjoys a delightful outlook over beautifully maintained communal gardens and benefits from a garage, parking and secure gated access.

This impressive home offers exceptionally spacious accommodation with high ceilings and well proportioned rooms throughout, combining style, comfort and practicality. The property is conveniently located close to Harrogate town centre and the wide range of amenities available, together with nearby open spaces including the Stray.

#### OUTSIDE

The property stands within attractive and well maintained communal gardens, accessed via electric gates.

The apartment benefits from a good sized garage together with a parking space.

#### AGENTS NOTE

The service charge is approximately £438.94 per quarter.

There is an additional payment of £200 per flat payable into a sinking fund.

Pets are not permitted. Letting or subletting is not permitted.

Each of the eight apartments owns a 1/8 share Of the freehold. Council Tax band: F Tenure: Leasehold



#### GROUND FLOOR

A communal entrance hall provides access to the building, with lift and staircase leading to the upper floors.

#### FIRST FLOOR

A private entrance door leads into a spacious reception hall with fitted storage cupboards.

To the front of the property there is a large reception room providing ample space for sitting and dining areas, enjoying a pleasant outlook.

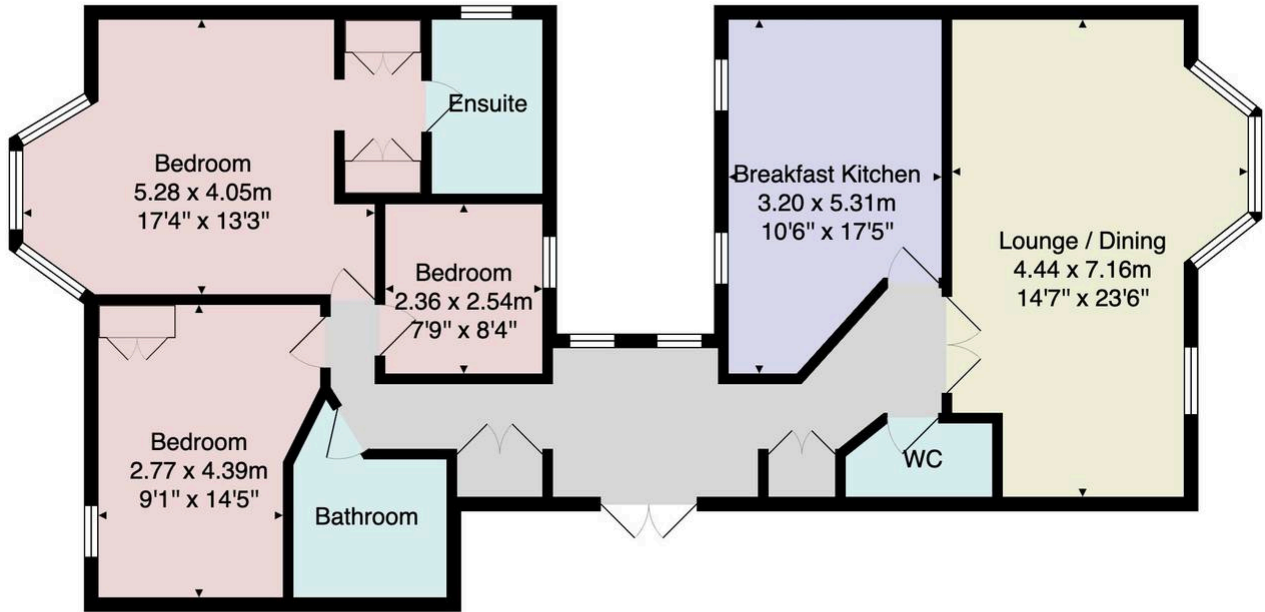
There is a separate kitchen with space for a dining table, fitted with a range of units and integrated appliances including an electric hob, oven, dishwasher, washing machine and fridge freezer.

There is also a cloakroom with WC and washbasin.

To the rear of the apartment there are three good sized bedrooms, including a particularly generous principal bedroom with dressing area and en suite shower room.

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





Total Area: 115.4 m<sup>2</sup> ... 1243 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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