



## Apt 7, Westfield House, 107 Station Parade

£325,000 Offers Over



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### **FURTHER REDUCTION OF £25,000**

A stunning modern two-bedroom apartment providing spacious accommodation, built to a high specification, with secure basement parking space and situated in the heart of Harrogate town centre on the edge of the famous Harrogate Stray. The property is sure to appeal to a wider range of buyers including professional couples, second home owners and offers an ideal investment opportunity because of the high rental demand locally.

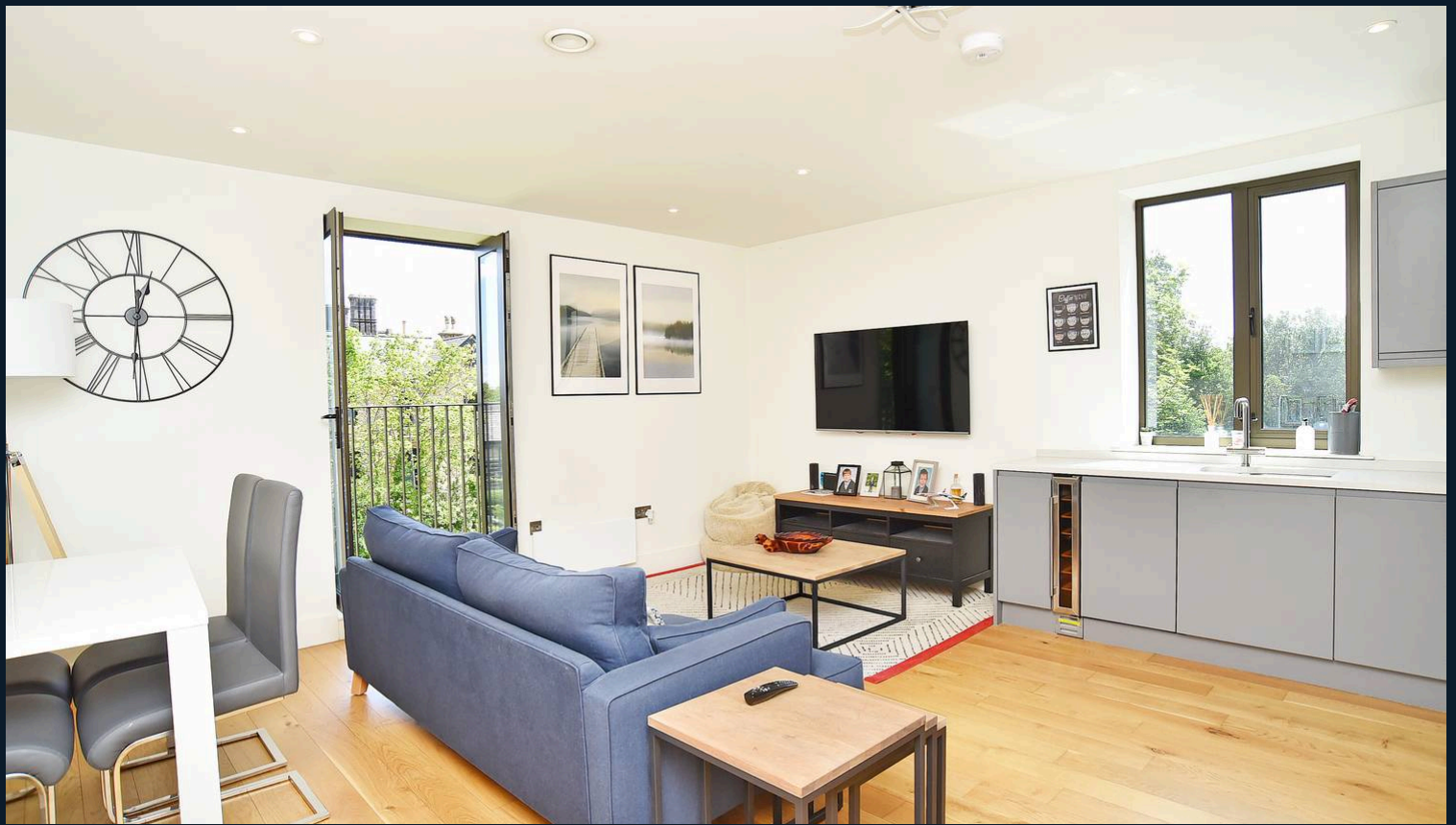
There are well-kept communal gardens and an allocated parking space for one vehicle.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



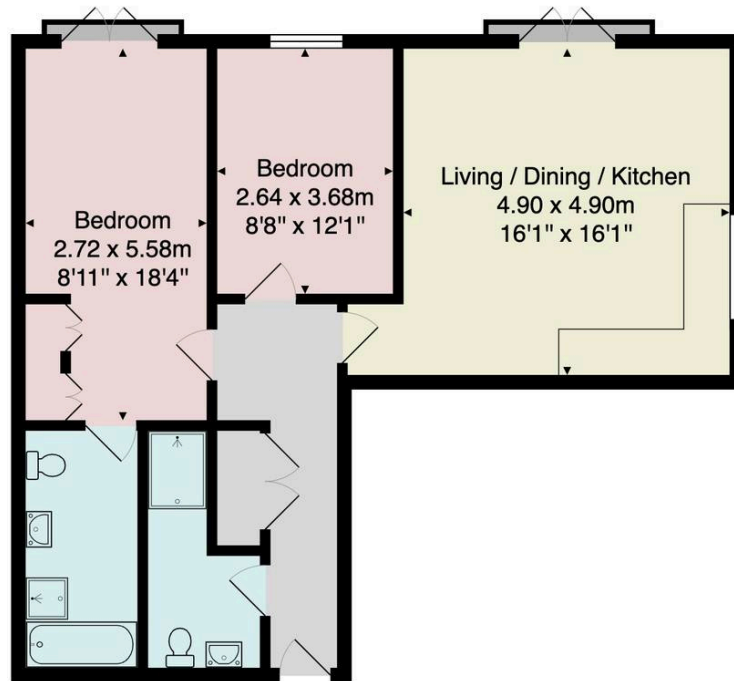
This impressive property is situated on the 2nd floor of this landmark building built in 2021 and is accessed via a lift.

The beautifully presented accommodation comprises a stunning open-plan living area and kitchen with high-quality fittings and glazed doors leading to a Juliet balcony.

There are two double bedrooms, a modern bathroom and en-suite, each with high-quality fittings and under-floor heating. The apartment has the benefit of a secure, allocated basement car parking space and use of the visitor parking spaces to the rear of the building.

This impressive property is situated in a prime position, on the edge of the famous Harrogate Stray, yet just a few minutes' walk from the town's many amenities which include a range of shops, restaurants and bars, and just a few minutes' walk from the railway station.





Total Area: 72.4 m<sup>2</sup> ... 779 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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