





Flat 1, Brackenwood 58a Kent Road, Harrogate

£525,000 Guide Price

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#DARINGTOBEDIFFERENT



A rare opportunity to acquire a prestigious ground floor apartment with three bedrooms and a garage, set within beautifully maintained gardens in the ever-popular Duchy area of Harrogate. Offered for sale with no onward chain.

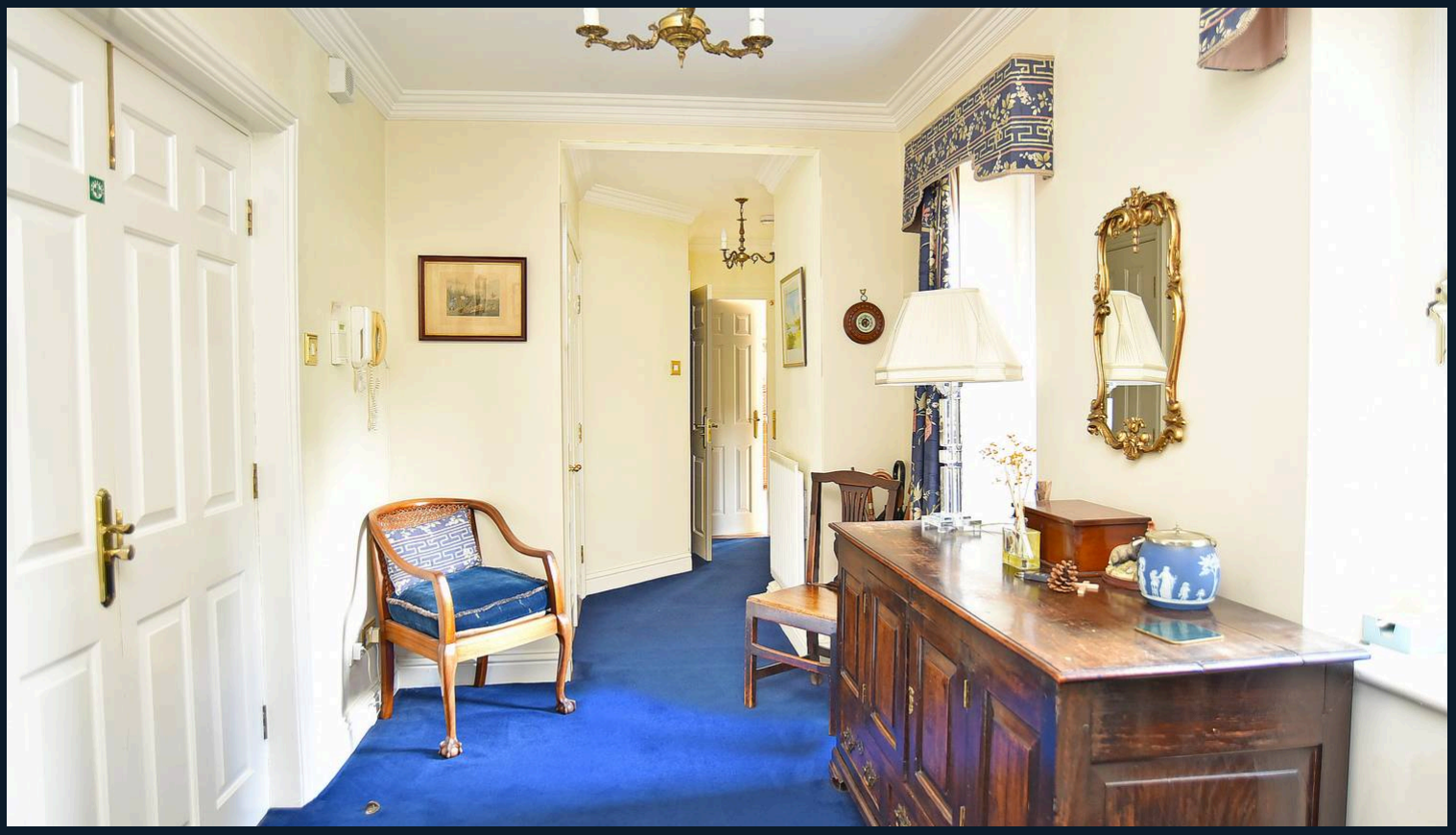
Purpose-built apartments of this quality are seldom available. This elegant home offers exceptionally spacious rooms, high ceilings and a delightful outlook over manicured communal gardens. The property benefits from secure gated access, attractive communal areas, central heating and double glazing, providing a rare combination of style, comfort and practicality.

The Duchy area is one of Harrogate's most desirable addresses, close to the town centre with its excellent range of shops, restaurants and bars. There are also beautiful open spaces nearby, including the Stray, and the town is well connected with regular rail services to Leeds, York and London.

OUTSIDE The property is accessed via electric gates and stands within beautifully maintained communal gardens. To the rear is a large single garage with remote-controlled up-and-over door, with a private parking space in front. Lift access is available to the garage area from outside the apartment entrance. Visitor parking is also provided.

- Service Charge: approx. £438.94 per quarter
- Additional payment of £200 per Flat in to sinking fund
- Pets are not permitted
- Renting/subletting is not permitted
- All 8 apartments own a 1/8 share of the freehold

Council Tax band: F Tenure: Freehold EPC Energy Efficiency Rating: C



GROUND FLOOR COMMUNAL ENTRANCE Secure gated entrance with intercom entry system. Attractive communal reception hall providing access to the apartment.

RECEPTION HALL A welcoming reception hall with views to the side, useful double cloaks cupboard and guest WC.

LOUNGE / DINING ROOM A generously proportioned reception space with bay window overlooking the front gardens. Ample space for both lounge and dining areas.

DINING KITCHEN A spacious kitchen with a range of wall and base units and integrated appliances including dishwasher, fan-assisted oven, electric hob, washer/dryer and fridge/freezer. Ample space for dining table.

BEDROOM 1 A large double bedroom to the rear with fitted wardrobes, walk-in dressing area with further wardrobes, and luxury en-suite shower room.

EN-SUITE SHOWER ROOM A modern white suite comprising WC, basin set within vanity unit, and large walk-in shower.

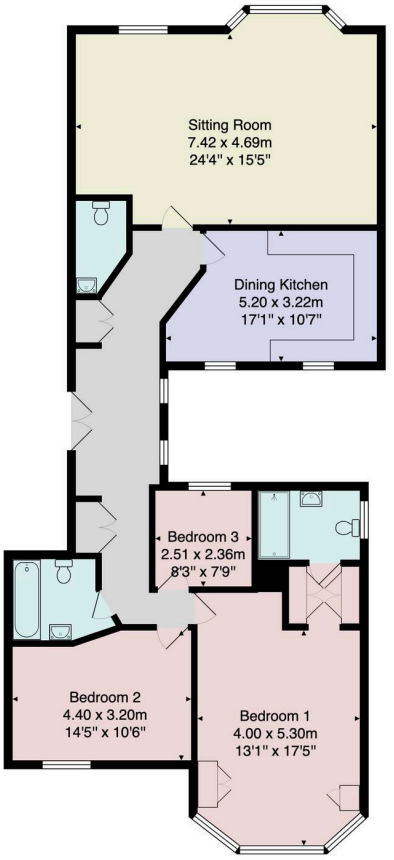
BEDROOM 2 A further double bedroom with fitted wardrobes.

BEDROOM 3 / STUDY A further bedroom, currently used as a study.

HOUSE BATHROOM A modern white suite comprising WC, washbasin, and bath with shower above.







Total Area: 129.5 m² ... 1394 ft²
All measurements are approximate and for display purposes only.
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