



4 Cornwall House Portland Crescent, Harrogate

£265,000 Leasehold



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A spacious two-bedroom ground-floor apartment forming part of the exclusive gated Coppice Park development, enjoying an attractive outlook over adjoining woodland and parkland whilst being within easy walking distance of Harrogate town centre. The property offers generous and well-proportioned accommodation together with secure under-croft parking and beautifully maintained communal gardens.

Cornwall House forms part of the Coppice Park development which is one of Harrogate's most sought-after apartment developments, benefiting from an on-site concierge service and a secure gated entrance. The development borders Luchon Way Park on three sides, with direct access to attractive woodland walks just a short distance from the apartment, whilst Harrogate town centre, with its excellent range of shops, cafés, restaurants and railway station, is within easy walking distance.

GROUND FLOOR

A spacious reception hall with fitted storage cupboards welcomes you into the apartment and features double doors leading to the principal living space. The living room is a generous reception room with a bay window enjoying delightful views over the woodland and attractive communal gardens. There is ample space for both sitting and dining areas. The dining kitchen enjoys a pleasant outlook and provides space for a dining table. The kitchen is fitted with a stylish range of newly fitted contemporary wall and base units and integrated appliances including an induction hob, double oven, dishwasher and washing machine.

There are two good-sized bedrooms, including a generous principal bedroom with fitted wardrobes and a modern en-suite shower room. The accommodation is completed by a contemporary bathroom fitted with a white suite comprising WC, washbasin and bath with shower above.

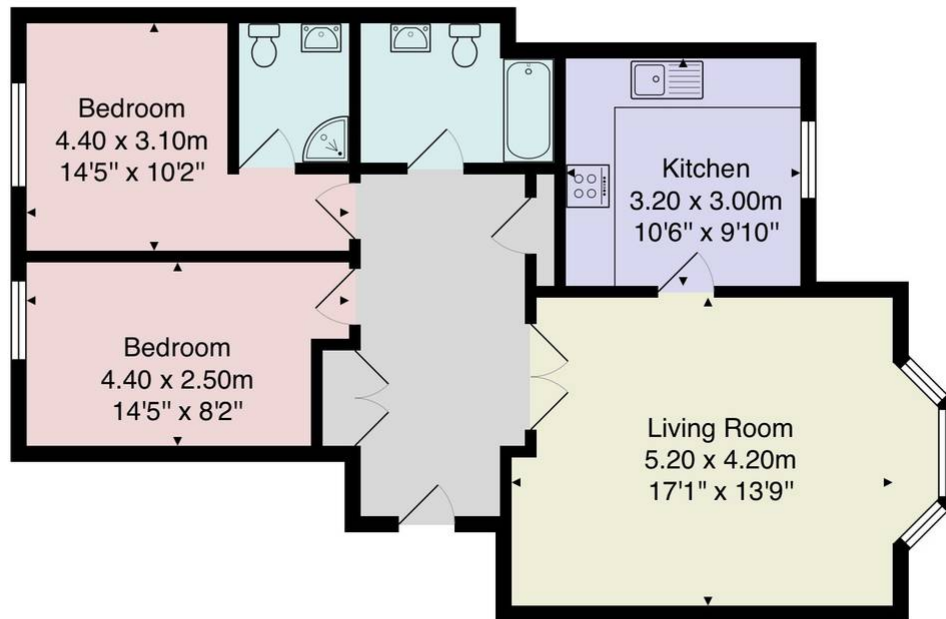
OUTSIDE

The apartment stands within beautifully maintained communal gardens with attractive landscaped grounds. The property benefits from parking within the secure gated development

AGENT'S NOTE

The development benefits from a secure gated entrance together with an on-site concierge office, providing





Total Area: 75.8 m² ... 816 ft²

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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