



Flat 5, Moss Grange, 9 Regent Parade

£229,950 Share of Freehold

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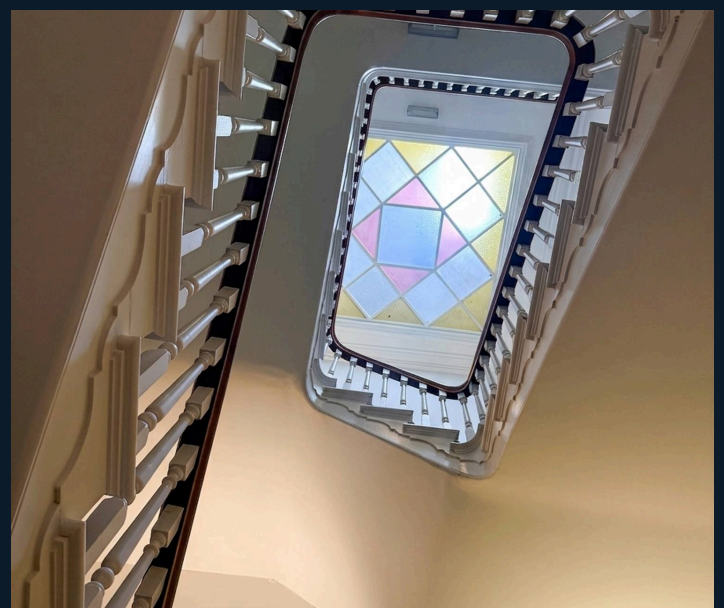
An attractive one-bedroom top-floor apartment forming part of the handsome Grade II listed Moss Grange, occupying a prime position overlooking Harrogate's famous Stray. Enjoying attractive views across this iconic green space and benefiting from an allocated private parking space, this elegant home combines the character and charm of a period property with the comfort and convenience of modern living in one of Harrogate's most sought-after locations.

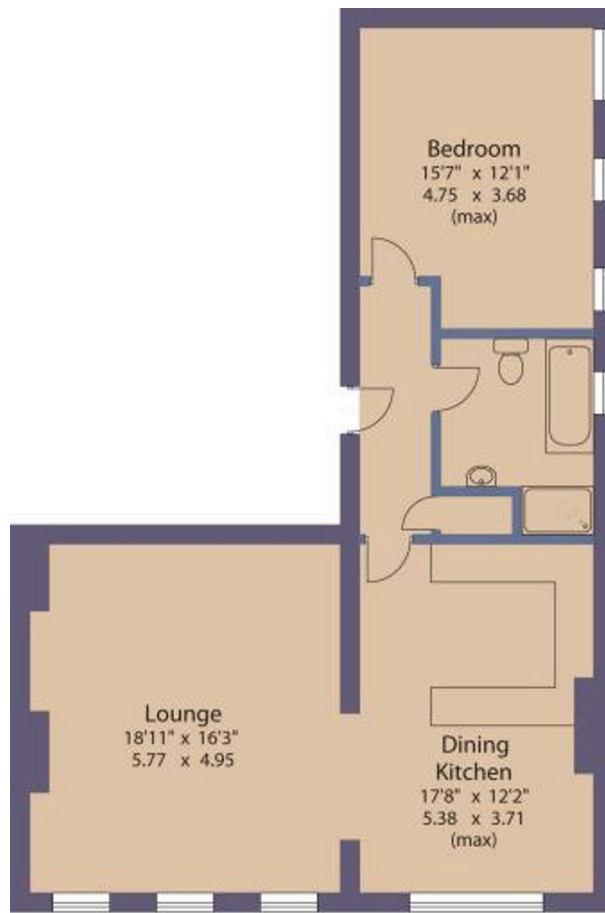
Moss Grange was comprehensively transformed and refurbished to a high standard in recent years, retaining many original period features while creating stylish and well-appointed accommodation. The apartment is accessed via a secure telephone entry system and impressive communal entrance hall, featuring a wide staircase and attractive period balustrade, leading to the apartment's bright and spacious accommodation.

Regent Parade is one of Harrogate's most fashionable and sought-after addresses, directly adjoining the Stray and within easy walking distance of Harrogate town centre, where an excellent range of shops, restaurants, cafés and leisure facilities can be found. The location also offers convenient access to transport links and the wide open green spaces of the Stray, making this an exceptional opportunity to acquire a stylish home in one of Harrogate's most desirable settings.



The well-appointed accommodation comprises a welcoming entrance hall, an elegant sitting room, a spacious open-plan dining kitchen, a generous double bedroom and a modern bathroom. The spacious dining kitchen enjoys attractive views over the Stray through double sash windows and is fitted with a high-quality Clarity Arts kitchen featuring quartz work surfaces and Siemens integrated appliances, including an electric oven, induction hob with extractor hood, fridge/freezer and dishwasher. The adjoining dining area provides an ideal space for dining and entertaining while enjoying the outlook across the Stray. There is also a utility cupboard with plumbing for a washing machine. The elegant sitting room is flooded with natural light from three sash windows overlooking the Stray and features an attractive fireplace, creating a welcoming and relaxing living space. The double bedroom is well proportioned and enjoys a pleasant aspect through sash windows to the side elevation. The modern bathroom is fitted with a white suite comprising a bath, separate shower cubicle, wash basin, WC, heated towel rail and side window. The apartment has also been thoughtfully enhanced with secondary glazing installed throughout, providing improved thermal efficiency and enhanced sound insulation whilst preserving the character and appearance of the original sash windows. In addition, further loft insulation has been added above the existing insulation, helping to reduce heat loss and improve energy efficiency. Externally, the property benefits from an allocated private parking space together with secure bicycle and bin storage facilities.





Second Floor

Apartment 5

Approx Gross Floor Area = 855 Sq. Feet
 = 79.4 Sq. Metres

