



## 11 Majestic Court Spring Grove, Harrogate

£300,000 Guide Price



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**A spacious two double-bedroom apartment with a private balcony, lift access and single garage, forming part of a highly sought-after purpose-built development in the heart of Harrogate town centre.**

Both bedrooms are excellent-sized doubles, each benefiting from fitted wardrobes that provide ample storage, creating comfortable and well-proportioned sleeping accommodation. The accommodation is completed by a well-appointed bathroom.

Ideally positioned in the heart of Harrogate, the apartment is just a short stroll from the town's extensive range of shops, cafés, restaurants and amenities, together with excellent transport links, including the railway station. Offering an enviable combination of convenience and accessibility, the property is ideally suited to downsizers, professionals or those seeking a well-located town-centre home.

This excellent apartment combines generous living space, practical amenities and a prime central location, making it a rare opportunity within one of Harrogate's most desirable residential developments.

Council Tax band: C

Tenure: Share of Freehold

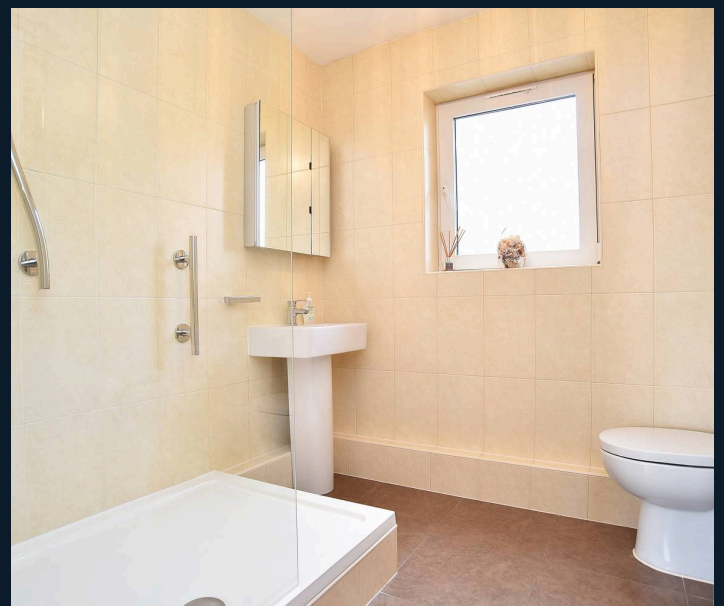
EPC Energy Efficiency Rating: D

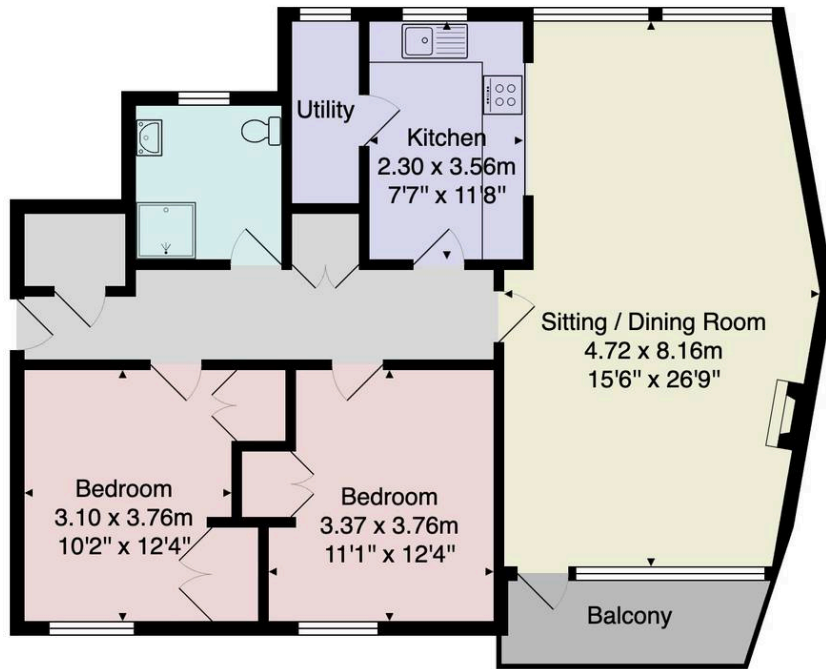


Enjoying elevated views across the town, this impressive property offers an enviable combination of space, convenience and low-maintenance living. Accessed via secure and well-maintained communal entrance areas, the apartment is welcomed by a spacious reception hall, creating an inviting first impression and benefiting from two useful storage cupboards.

The naturally bright dual-aspect living room enjoys an abundance of natural light and features attractive oak flooring. Offering generous space for both sitting and dining areas, it comfortably accommodates a substantial dining table, making it ideal for entertaining. A patio door opens onto the private balcony, providing an excellent space for al fresco dining while enjoying the elevated views across the town.

Adjoining the living room, the contemporary fitted kitchen is appointed with a stylish range of wall and base units and is further enhanced by the practicality of a separate utility room.





Total Area: 92.3 m<sup>2</sup> ... 994 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

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