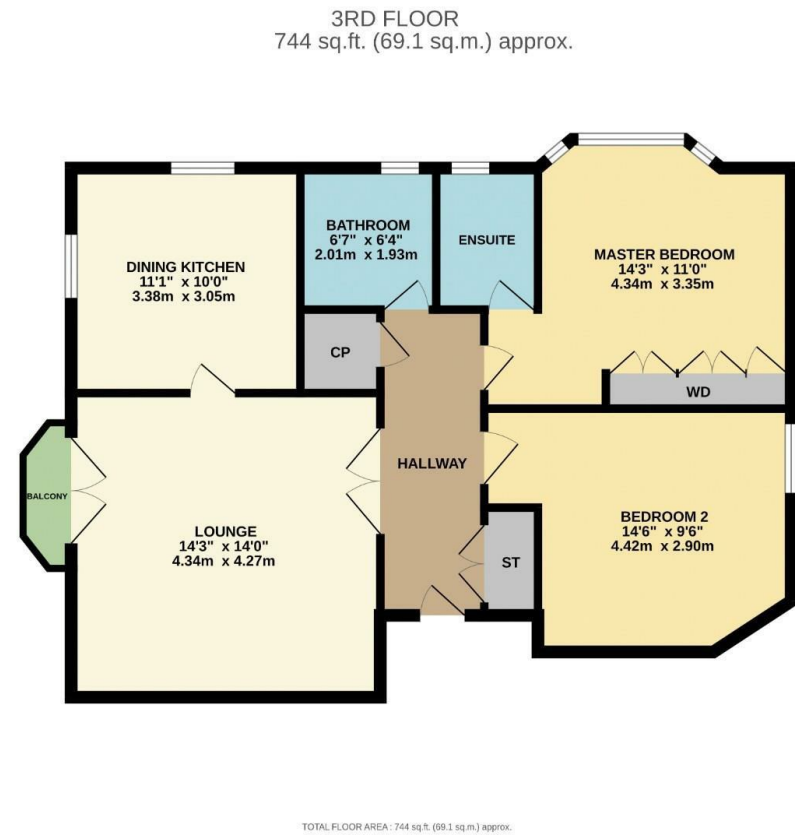
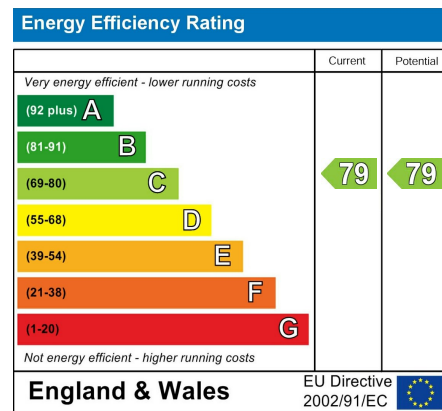


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate along Ripon Road and turn right into Coppice Drive. Portland Crescent is a turning to the left and if you follow the road straight ahead and round, there are security gates where Cornwall House is immediately in front of you on your right hand side.

Council Tax Band E Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

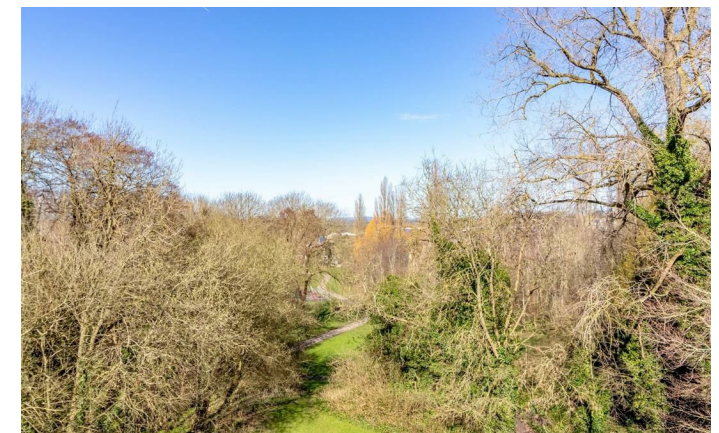


£329,000

33, Cornwall House Portland Crescent, Harrogate, HG1 2TR

2 Bedroom Apartment - Purpose Built

Occupying arguably the best position on this sought after purpose built luxury development with secure underground parking – a spacious two bedroom apartment with ensuite – no chain involved.



HOPKINSONS  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

With lift or stair access this charming property occupies a prestigious corner position with an open aspect offering far reaching views over woodland and wildlife.

Department features the perfect lock up and go apartment or investment for rental. Currently with double glazed windows there is an inviting reception hall, spacious lounge with double opening doors with a far reaching view. There is a dining kitchen with integrated appliances including a slimline dishwasher, fridge/freezer, and washing machine. Additionally, there is a four ring hob and electric oven with grill.

The master bedroom features fitted bedroom furniture and an ensuite shower room. There is a further well proportioned double bedroom which is currently used as a study. House bathroom.

There are remotely controlled entrance gates that provide a secure gated community with remotely controlled garage doors that provide access to a useful allocated parking space with storage area.

The property is located a short walk away from the popular Kings Road. There there are bars restaurants and shops that cater for most daily needs.

Harrogate is a popular destination that features both a railway station and bus stop.

Other attractions include Betty's tea rooms, the famed 200 acre Stray and the Valley Gardens.

**AGENTS NOTES: SERVICE CHARGE/MAINTENANCE £3,089 P/A, GROUND RENT £100 P/A - NO PETS - NO SUB-LETTING**

