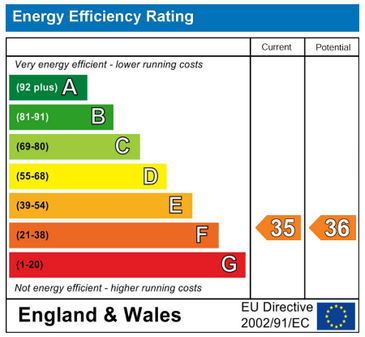
## *Floor Plan*

GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.




TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

## *Energy Performance Certificate*




## *Directions*

Proceed down Cold Bath Road. Turn right into Esplanade and first right again into St. Mary's Walk where the block is immediately 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.



# £475,000

*3 Esplanade Court, 2 St. Marys Walk, Harrogate, HG2 0LW*

2 Bedroom Apartment

***A stunning two bedroom luxury ground floor apartment that has been updated to a very high standard overlooking the lower Stray and featuring a single garage. No chain involved.***





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

## *Description*

This apartment is well placed for those who may require access into the town centre on foot. Adjacent there are the famed 200 acre walks of the famous Stray.

Nearby there is a wide range of cafés bars and restaurants.

Harrogate is a popular town that is well served by good road and rail networks that offer access to Leeds York and London.

The apartment is approached via a secure communal ground floor approach and features a private door into an entrance vestibule with two double opening storage cupboards.

There is a stunning open plan living kitchen with both sitting and dining area areas that directly overlook the adjoining Stray. There is a glazed bifold door leading onto a private balcony which provides a pleasant sitting area.

The kitchen features a modern range of base and wall units with granite worktops and breakfast bar.There is an integrated electric hob double oven fridge/freezer washing machine tumble dryer and dishwasher.

The master bedroom features a good sized double bedroom with fitted wardrobes and matching doors that open up into a luxury modern white ensuite shower room with toilet vanity unit and a large walk-in shower. Additionally, there is a heated towel rail. There is a further double bedroom with fitted wardrobes. A modern house bathroom offers a luxury suite with both a bath and shower. Outside the property as the advantage of a private balcony which overlooks the well kept gardens and views project over onto the Stray. Additionally, the apartment has the benefit of a single garage situated in a suite of garages to the rear.

There is useful visitor parking as well.

One of the standout features of this property is the innovative wet system installed beneath all floor coverings, providing a warm and inviting atmosphere throughout the year. This modern heating solution not only enhances comfort but also adds to the overall appeal of the apartment.

There is automatic lighting to the rooms when you walk in making it very convenient.

Internal inspection from a recommended.

AGENTS NOTES:Service charge is £948.17 per quarter

















