



# Parliament Terrace, Harrogate, HG1 2QY

## £137,500



- Situated in the heart of Harrogate
- Spacious open plan living space
- Layout maximises comfort and functionality
- Early viewing highly recommended
- Perfect for first-time buyers or investors
- Good size double bedroom
- Set amidst Harrogate's historic charm
- Council Tax Band A

Located in the heart of Harrogate, this one-bedroom apartment on Parliament Terrace offers a delightful blend of modern living and convenience. Perfectly situated in a desirable town centre location, this property is an ideal choice for first-time buyers and savvy investors alike.

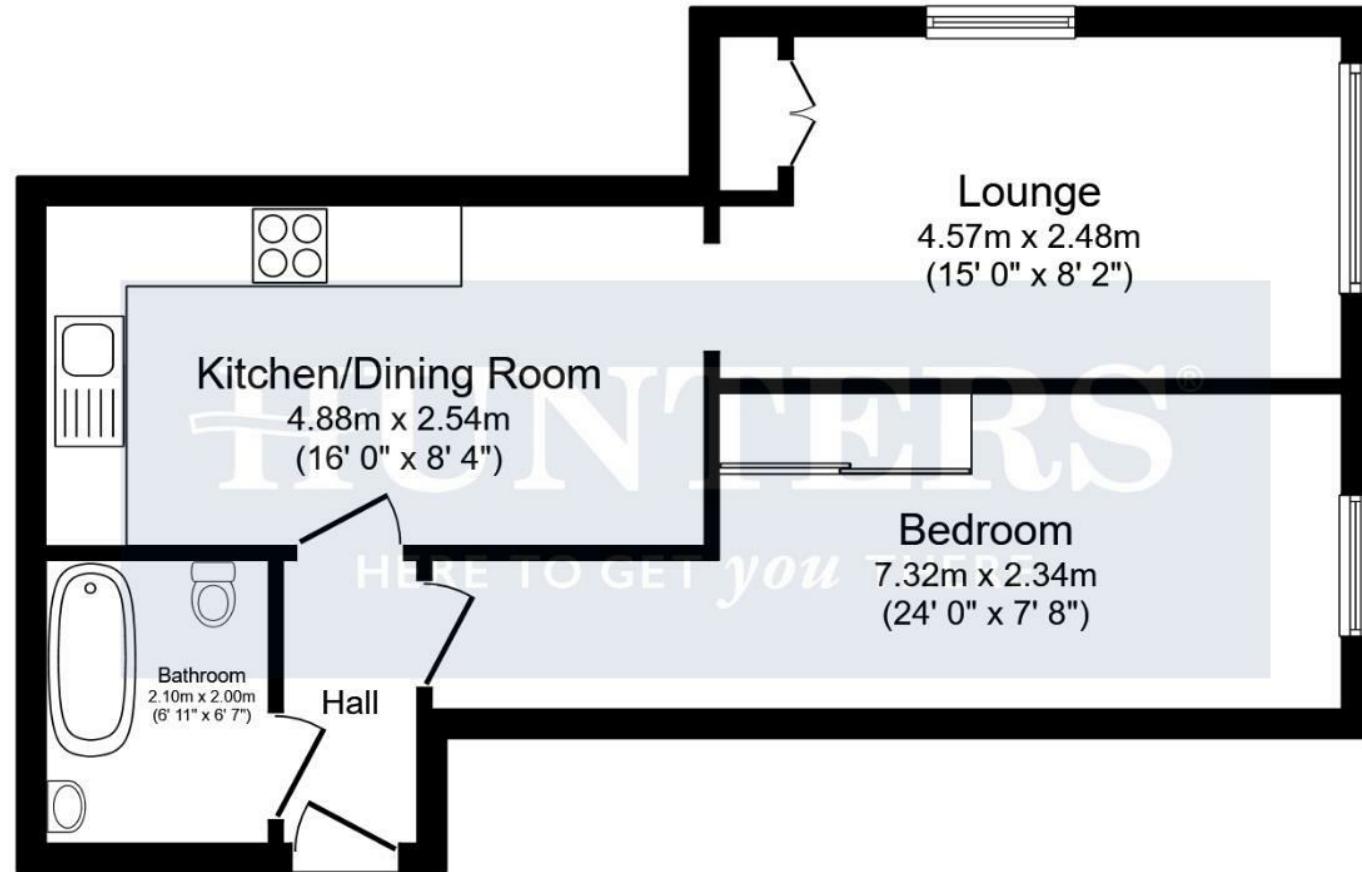
From the entrance hall, you are welcomed into a spacious open-plan living area that seamlessly combines the kitchen, dining area and lounge, creating a warm and inviting atmosphere. This layout not only maximises space but also encourages a sociable environment.

The apartment features a generously sized double bedroom. The well-appointed bathroom adds to the comfort and functionality of the home, ensuring all your needs are met.

Living in this vibrant area means you will have easy access to a variety of local amenities, including shops, cafes, and parks, all within walking distance. The charm of Harrogate, with its beautiful architecture and rich history, enhances the appeal of this property.



1 Montpellier Apartments, HG1 2QY



Floor Plan

Floor area 44.3 sq.m. (477 sq.ft.)

Total floor area: 44.3 sq.m. (477 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



EPC  
Energy rating C  
This property produces 1.3 tonnes of CO<sub>2</sub>

Material Information - Harrogate  
Tenure Type: Leasehold  
Leasehold Years remaining on lease: 982  
Leasehold Service Charge Amount £150 pcm  
Leasehold Ground Rent Amount £200 p.a.  
Council Tax Banding: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.