# 7 Grosvenor Buildings, Crescent Road

£350,000 Guide Price

VERITY FREARSON

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A stylish and well-proportioned two-bedroom apartment occupying a desirable second-floor position, offering two bathrooms, lift access, private allocated parking and views over Crescent Gardens, right in the centre of Harrogate. An internal inspection is advised to appreciate the quality of this super apartment. Offered for sale with no onward chain.

Tucked away at the rear of this well-positioned development, the property is accessed through a secure communal entrance, with the benefit of allocated residents' parking area and lift access to the second floor.

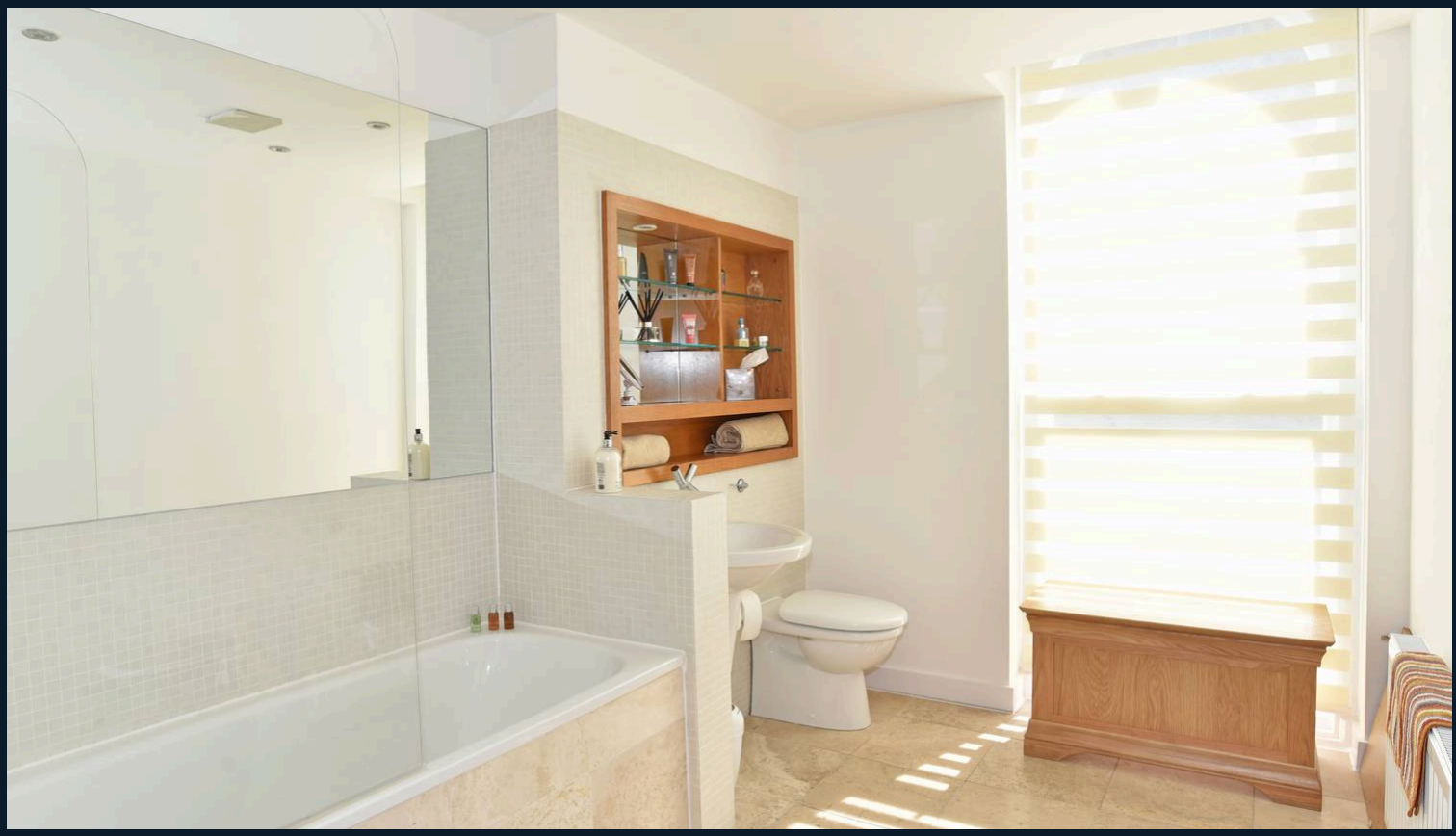
Grosvenor Buildings is located in a prime central location within a short walking distance of all of Harrogate's shops, cafes, restaurants and bars and only a short stroll from the beautiful Valley Gardens and the Stray.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



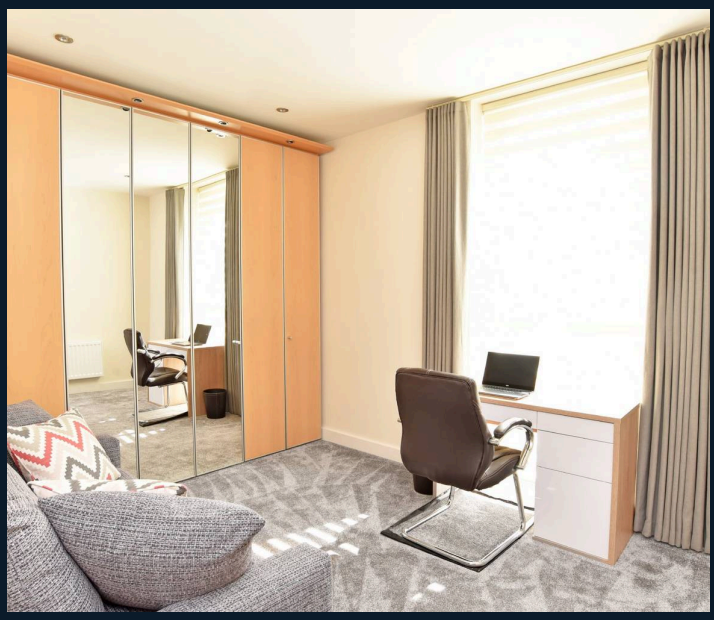
Inside, the apartment immediately impresses with a bright and spacious open-plan living/kitchen area with large windows which draw in plenty of natural light and also provide an attractive outlook towards the Crescent Gardens. The living accommodation has been thoughtfully finished with wood-effect flooring and contemporary window coverings, while the adjoining kitchen is fitted with a range of modern units, integrated appliances and a breakfast bar.

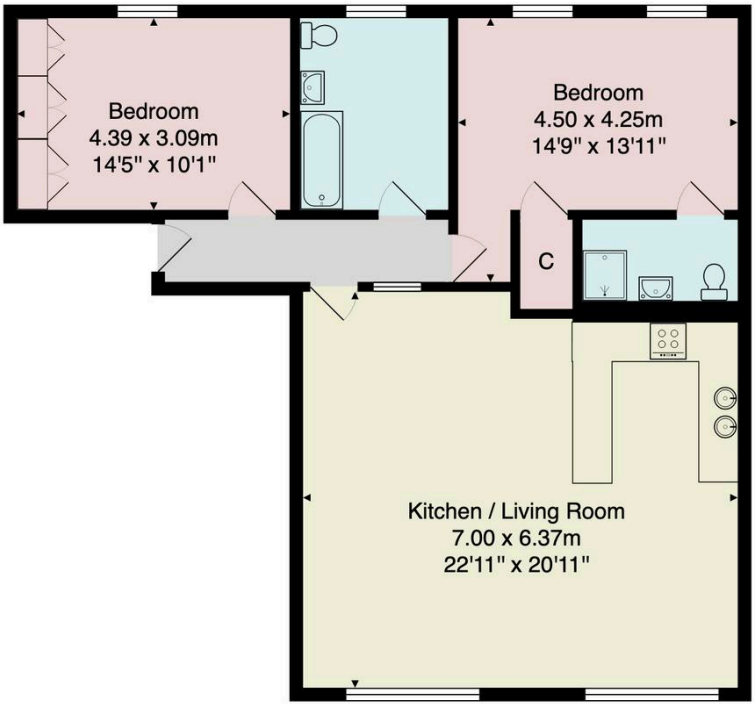
The principal bedroom offers fitted wardrobes and a modern en-suite shower room. There is also a separate storage cupboard housing the hot water cylinder.

The second bedroom is another excellent double room, complete with fitted wardrobes, and sits conveniently alongside the main bathroom, which is fitted with a bath and overhead shower.

A significant benefit of the apartment is the provision of an allocated parking space, offering an high level of convenience in such a central location.

**AGENT'S NOTE**
980 years remaining on lease (roughly) £4,292.98 (£357 per month) per annum service charge £100 per annum ground rent NO pets - existing pets only Watsons property managers in management company Can let but no Airbnb






Total Area: 92.2 m² ... 992 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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