



**Apt 6, The Pantiles, 51 Duchy Road**

**£350,000**



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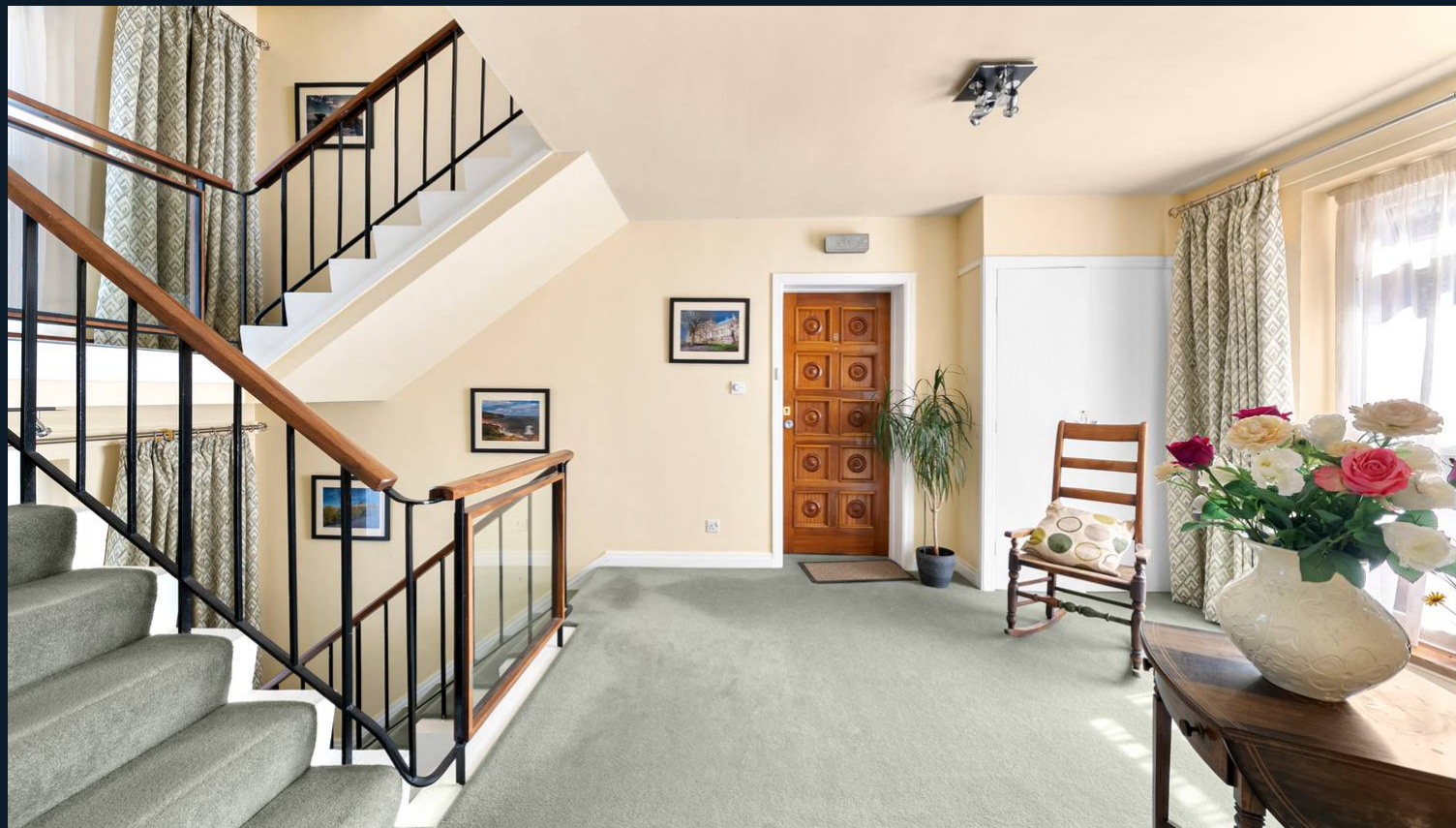


A fantastic opportunity to acquire a first-floor, two-bedroom apartment within this purpose-built block, set amongst well maintained communal grounds with the advantage of a garage and south facing balcony. The property is long leasehold. The Freehold is owned by the Management Company, which is made up of the nine flat-owners within The Pantiles. No pets and no subletting.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

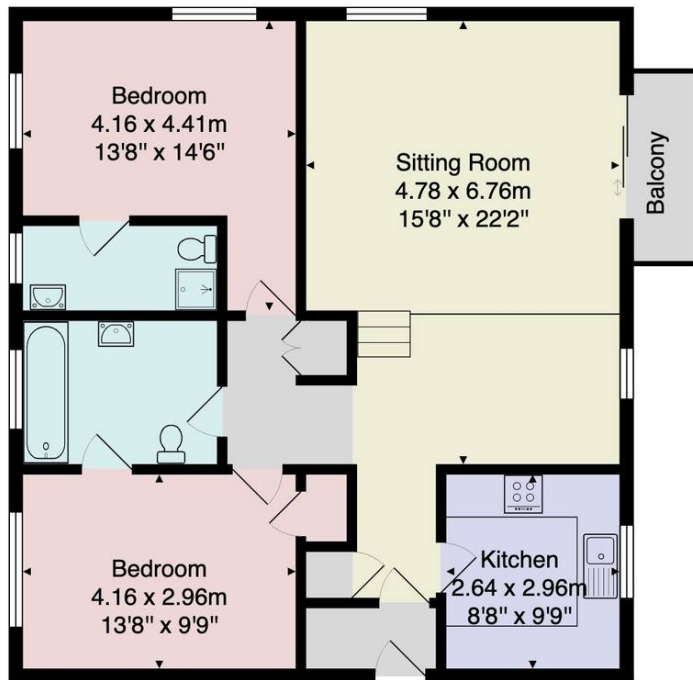


This super apartment has an impressive open-plan split-level living space, a modern kitchen with integrated appliances, two double bedrooms, one of which with en-suite shower room, and the other with a jack and jill bathroom.

Outside, the property stands within extensive south-facing lawned gardens for the benefit of all the residents. A south facing balcony is accessed via sliding doors in the sitting room. The property has the advantage of a single garage with power and light.

The Pantiles is desirable development of 9 apartments, situated in a quiet position on Duchy Road within the prestigious Duchy estate, close to beautiful open countryside and within easy walking distance of Harrogate town centre.





Total Area: 90.0 m<sup>2</sup> ... 968 ft<sup>2</sup> (excluding balcony)

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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