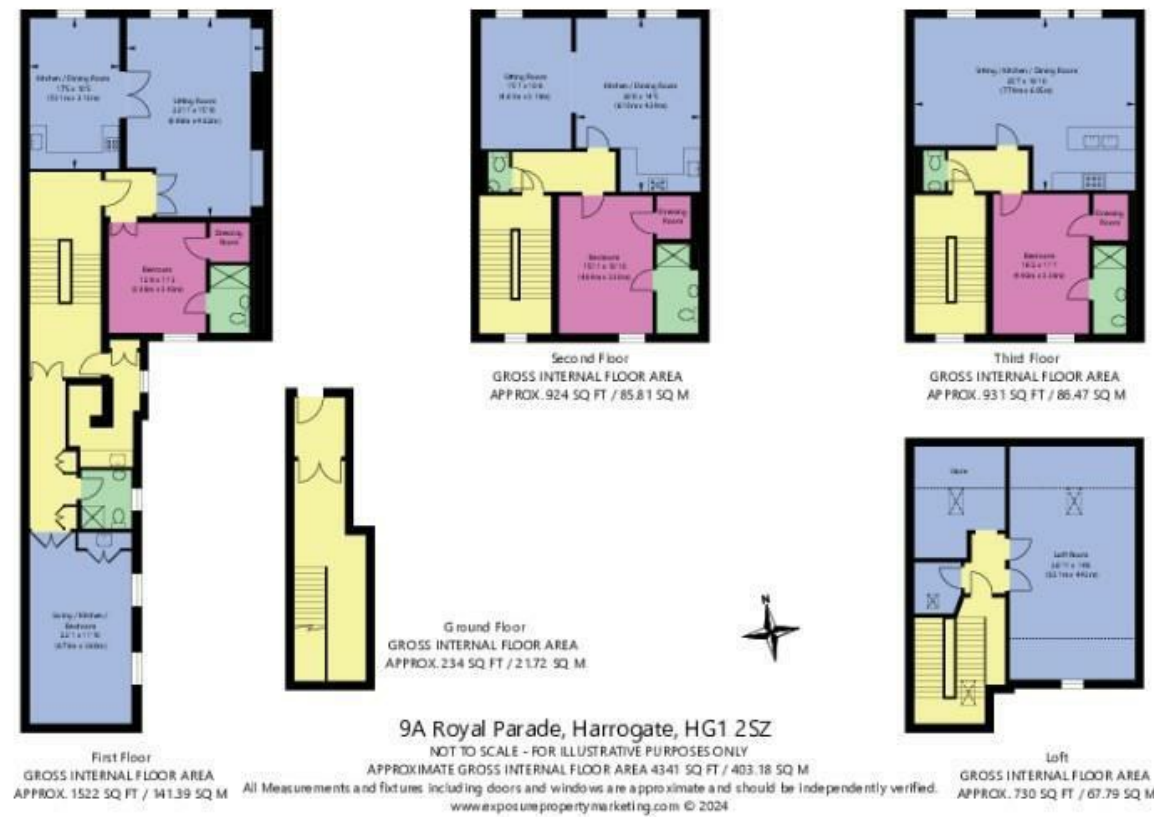


Floor Plan



Energy Performance Certificate

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	

Directions

The apartments are located on the left hand side of Royal Parade opposite the iconic Royal Pump Rooms.

Council Tax Band 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.



£1,000,000

9A Royal Parade, Harrogate, HG1 2SZ

4 Bedroom Character Property

Nestled in the heart of the picturesque spa town of Harrogate, this exceptional investment opportunity on Royal Parade presents a rare chance to acquire four spacious luxury self-contained apartments each on separate floors a property that boasts both charm and spaciousness. Having been under the same ownership for over 50 years, the property has been meticulously maintained, The property has a brown heritage plaque awarded for its unique place in Harrogate's Spa History.



HOPKINSONS
 ESTATE AGENTS

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Description

Currently the four apartments feature a 9.4 review on booking.com and offer comfortable well planned luxury accommodation with four different themed apartments. There are many times in the year where the whole block is taken by one family or one party. The apartments could be easily converted into long term letting. The four apartments give each occupant privacy and their own kitchen areas together with dining space and luxury ensuite shower rooms.

There is an iconic view of the Royal Pump Room from the apartments and close by there are coffee bars, restaurants and the acclaimed Valley Gardens where there are walks which link into RHS Harlow Carr where there is a Bettys tea rooms.

Closer to hand and at ground floor adjacent to the main entrance of the apartments there is a Morrisons daily. The current owners wish to sell the properties as a going concern with crockery, cutlery, linen, furniture and electrical appliances available.

Interestingly, as you would expect from such a fine period property the approach is both welcoming and visually stunning with an entrance vestibule, reception hall and elegant staircase providing access to the first floor house landing where there is a common laundry room.

There are double opening doors providing access to a studio apartment known as the Print room which has a bed area with soft seating and a dining area with a concealed kitchen with integrated fridge, slimline dishwasher and sink unit. There's a luxury shower room and useful storage cupboards.

To the first floor there is a beautiful character apartment known as Royale it features an open plan lounge with views of the Royal pump room to the front. There is a feature fireplace and a spacious fitted dining kitchen ideal for entertaining.

Additionally, there is a master bedroom with walk-in wardrobe and ensuite shower room at the rear. At the second floor there is a matching sized apartment based upon an Indian theme known as Rajasthan.

On the third floor there is a slightly larger apartment known as Brooklyn with an American theme which features a guest toilet from the hallway with an open plan living dining kitchen with forward facing views towards the Royal pump rooms and a master bedroom with ensuite shower room and walk in wardrobe at the rear.

The top floor there is a laundry, storage area together with the potential for 3 separate lock up rooms for additional storage. At the rear of the property there are two parking spaces. Nearby there is free parking in the disc zone on Valley Drive and further parking on Cornwall Road which is unrestricted.

AGENTS NOTES: There is also the possibility of purchasing the whole building by buying the freehold shop by separate negotiation which is currently let out to Morrisons Local. The vendor is the freeholder of the whole building.

