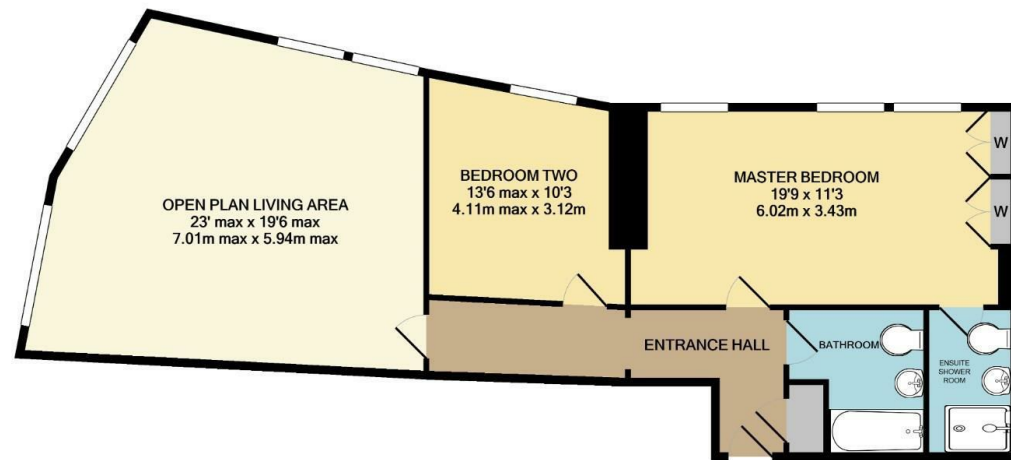


Floor Plan



TOTAL APPROX. FLOOR AREA 949 SQ.FT. (88.2 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Performance Certificate

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

Directions

Proceed down Montpellier Hill to the roundabout at the bottom go straight across onto Royal Parade, follow the road around until you reach hales bar. Opposite is the cobble street called crown place where you will find the discrete entrance on the left 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.



Offers In The Region Of £395,000

Apartment 5, Grosvenor Buildings, Cresnet Road, Harrogate, HG1 2RT

2 Bedroom Apartment

**A beautifully presented two bedroomed second-floor apartment conveniently located within a short walk of town centre amenities. No chain involved.**



**HOPKINSONS**  
 ESTATE AGENTS

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

## Description

Approached via secure entry door and either lift or staircase to the second floor. The stunning apartment requires internal inspection.

With a private reception hall incorporating an airing cupboard stylish lock up and leave apartment features a spacious open plan living area with integrated kitchen, dining area and lounge space.

There is a master bedroom with fitted wardrobes and a luxury ensuite shower room together with a luxury house shower room that serves the second double bedroom which is currently utilised as a study as well.

This charming property is situated within the heart of Harrogate from where there is easy access to local bars, restaurants and town centre amenities.

Outside there are pleasant walks which can be enjoyed through the valley gardens and beyond. There are public transport links with the bus or train which both provide easy access to Leeds, York and London.

AGENTS NOTES - 999 YEAR LEASE. GROUND RENT £100 per an SERVICE CHARGE FOR 2023 5 Jan 2023 £2,281

