



**APARTMENT 1, 6 PARK ROAD**  
Harrogate

**Carter Jonas**

## **APARTMENT 1, 6 PARK ROAD, HARROGATE, HG2 9AZ**

Garden apartment · Drawing room · Dining kitchen  
Three double bedrooms · En suite shower room  
House bathroom · Private front garden · Garage  
Private parking space · Communal seating area · Utility cupboard · Stunning period features · Fabulous location  
Stunning period villa · 1,900 sqft of accommodation

Apartment 1, 6 Park Road is situated in a prime location in Harrogate by the Oval Gardens. It is within walking distance of the Stray, the immediate amenities on West Park and the town centre of Harrogate, a beautiful Spa town which has been crowned the happiest place to live in England on several occasions with its healing mineral waters, excellent shopping facilities, fabulous private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.

With some incredible period features including stunning ornate ceilings in three rooms, a large dining kitchen, two bathrooms, a private front garden leading to the original grand entrance, a single garage and private parking space which are located to the rear of the building where there is another entrance to the property and a pretty communal seating area.

This property boasts grand proportions throughout with high ceilings and is ready for immediate occupation, offering a hassle free transition for its new owners.

**A STUNNING 3 BEDROOM PROPERTY WITH GRAND PROPORTIONS, OFFERING AN EXCEPTIONAL OPPORTUNITY TO OWN A SOPHISTICATED APARTMENT BENEFITTING FROM A GARAGE, ENJOYING ATTRACTIVE VIEWS ACROSS THE OVAL AND BEING WITHIN A SHORT LEVEL WALK OF HARROGATE TOWN CENTRE.**



## NO ONWARD CHAIN

**Tenure:** We are advised that the property is held on a 999 years lease from 7 February 2005.

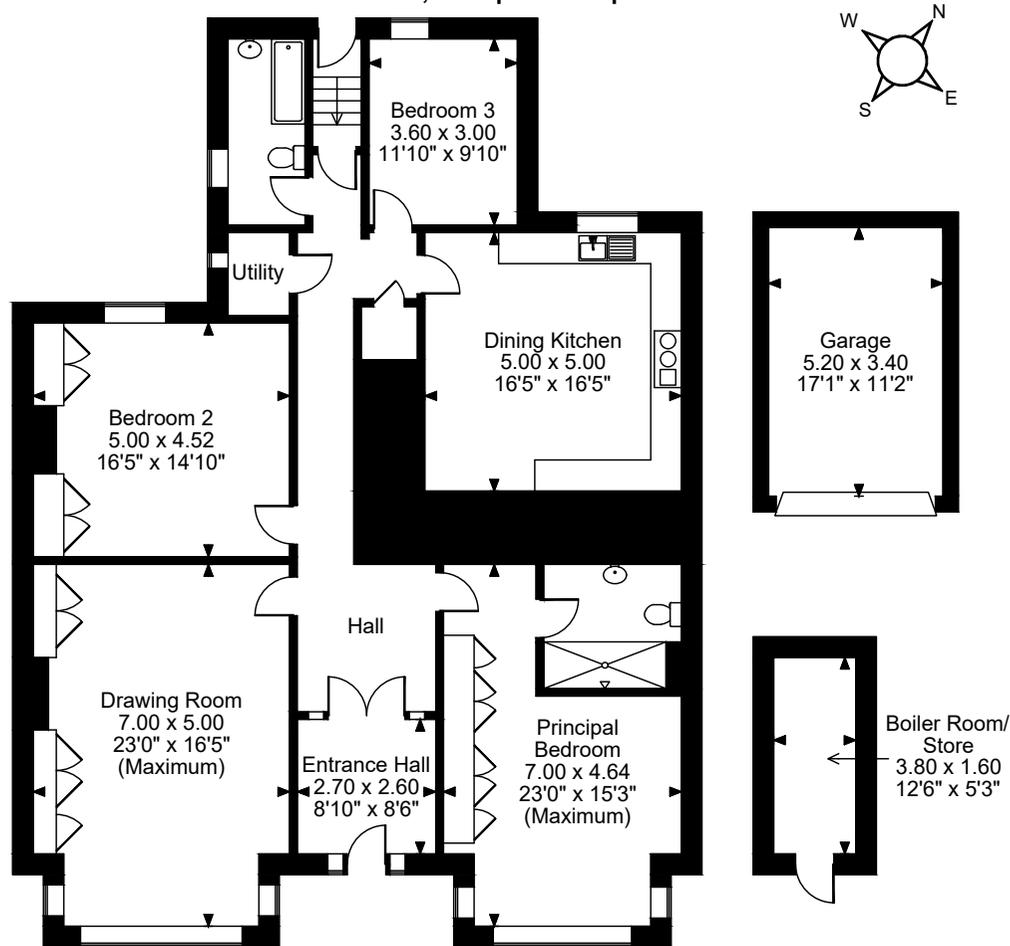
**Service Charge:** £866 per quarter.

**Viewings:** Strictly by appointment only through the selling agents – Carter Jonas – 01423 523423.

**Directions - HG2 9AZ:** From the Prince Of Wales round about proceed west up Otley Road (B6162), take the first left into Trinity Road then first right into Park Road and Number 6 can be found on the right hand side.



**Flat 1, 6 Park Road, Harrogate**  
**Approximate Gross Internal Area**  
 Main House = 1,901 sq ft / 177 sq m  
 Garage = 190 sq ft / 18 sq m  
 Boiler Room/Store = 65 sq ft / 6 sq m  
 Total = 2,156 sq ft / 200 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	90	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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