



**APARTMENT 2, 5 RUTLAND ROAD**  
Harrogate

**Carter Jonas**

## **APARTMENT 2, 5 RUTLAND ROAD, HARROGATE, HG1 2PY**

This excellent apartment is presented in fantastic condition throughout and provides generous accommodation over the top two floors (1st & 2nd) of this attractive period property, with magnificent southerly and westerly views.

On the ground floor, the private entrance leads to a reception hall with storage cupboards and stairs leading to the first floor landing, where there are two large open-plan reception rooms plus a modern kitchen with space for a small breakfast table, there is a shower room a further snug room and the third double bedroom which is currently used as a home office with bespoke fitted office furniture including a hidden pull down double bed.

On the top floor there are two double bedrooms including the master bedroom with en-suite shower room plus the house bathroom.

The property has the advantage of a large parking area exclusive to the apartment and a private garden space at the front of the property, which provides ample off-road parking and a pleasant outdoor sitting area behind a large privacy hedge and electrically operated metal entrance gates.

Rutland Road is situated in the heart of the renowned Duchy area with Harrogate town centre a short walk away and beautiful countryside close by. The centre of Harrogate benefits from a wide range of shops, restaurants and entertainment. For commuters there is good access by car or public transport towards Leeds, York, Ripon and Skipton. Leeds/Bradford International Airport is 13 miles away.

**OCCUPYING A HIGHLY SOUGHT AFTER POSITION WITHIN THE HEART OF THE PRESTIGIOUS DUCHY ESTATE, THIS LUXURY DUPLEX APARTMENT FORMS PART OF A MAGNIFICENT BUILDING WITH PRIVATE ENTRANCE, GARDEN AND AMPLE PRIVATE PARKING BEHIND ELECTRICALLY OPERATED GATES AND WITHIN EASY WALKING DISTANCE TO HARROGATE TOWN CENTRE.**



## ADDITIONAL INFORMATION

**Tenure:** The apartment is held on the balance of a 999 year lease which commenced on 1 January 2000.

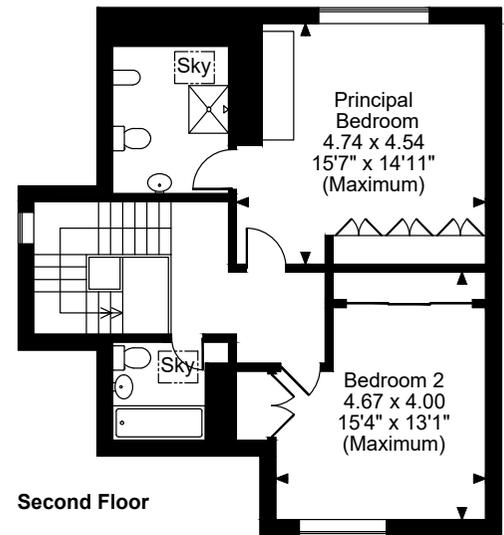
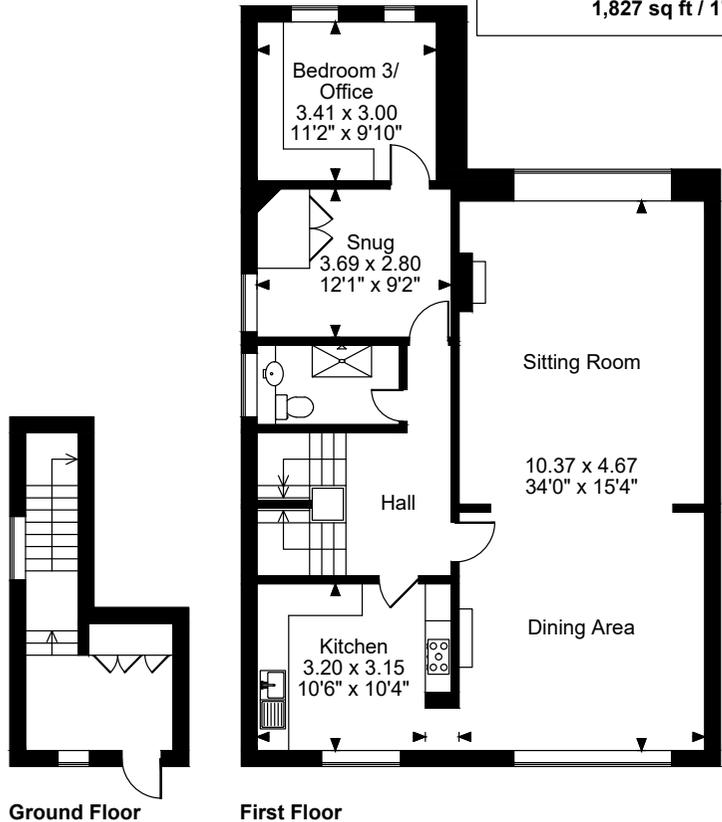
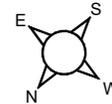
**Service Charge:** Any building maintenance is split 50/50 with the ground floor apartment. Apartment 2's 50% share of the annual buildings insurance is c. £620 per annum.

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

**Directions - HG1 2PY:** Proceed down Montpellier Hill and take the 2nd exit at the roundabout onto Royal Parade, then the 2nd left after the zebra crossing into Cornwall Road. After approximately 100 yards turn right into Clarence Drive, then left at the cross roads into York Road, Rutland Road is then the 2nd road on your left.



**Apartment 2, 5 Rutland Road, Harrogate**  
**Approximate Gross Internal Area**  
**1,827 sq ft / 170 sq m**



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>		
(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

Ground Floor

First Floor

Second Floor

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