



23 WENTWORTH COURT
Beech Grove, Harrogate

Carter Jonas

23 WENTWORTH COURT, BEECH GROVE, HARROGATE, HG2 0EL

Communal entrance hall with lift access to the fifth floor • Private hall • Cloakroom • Sitting room • Dining room • Balcony overlooking West Park Stray • Kitchen Principal bedroom with fitted wardrobes and an en suite shower room • 2 additional bedrooms with fitted wardrobes • House shower room • Private garage Residents/visitors parking to the front • Storage cupboard and refuse disposal room

Wentworth Court is one of Harrogate's most prestigious and respected apartment buildings, occupying a sought after and convenient position at the bottom end of Beech Grove. The town centre is literally on the doorstep and offers a wide range of shops, bars, restaurants and leisure facilities. For the commuter there is easy access to the business centres of Leeds, Bradford and York. The railway station in the town centre connects with the Mainline in Leeds and York and provides access to London's Kings Cross. Leeds/Bradford Airport is within a 30 minute drive.

23 Wentworth Court is a superb 3 bedroom apartment located on the fifth floor of this purpose built apartment block, widely regarded as one of the most sought after addresses in Harrogate by virtue of its extremely convenient location and the fantastic outlook it enjoys over West Park Stray.

The well presented accommodation, which is now in need of an element of updating, includes 2 reception rooms, kitchen, 3 bedrooms and 2 shower rooms together with a balcony, private garage and a range of communal facilities including parking, refuse disposal.

A RARE OPPORTUNITY TO ACQUIRE A SUPERB FIFTH FLOOR APARTMENT WHICH PROVIDES EXCELLENT 3 BEDROOM ACCOMMODATION, ENJOYING SUPERB VIEWS OVER WEST PARK STRAY AND OCCUPYING AN EXCELLENT POSITION WITHIN A SHORT LEVEL WALK OF THE TOWN CENTRE.



ADDITIONAL INFORMATION

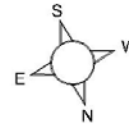
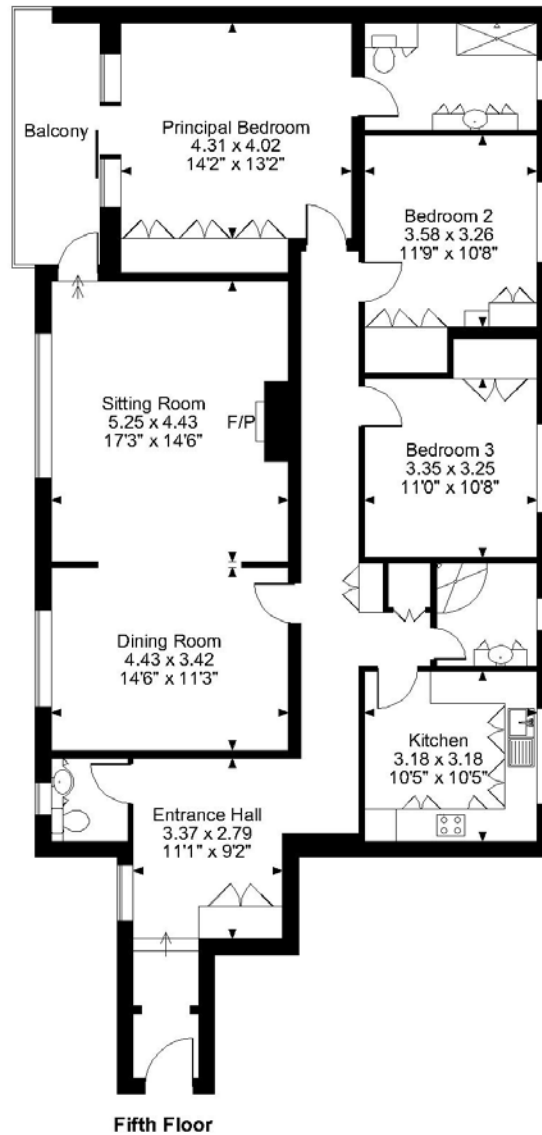
Tenure – We are advised that the apartment is leasehold with each leaseholder owning a share of the freehold. A management company oversees the general maintenance of the building and communal gardens. The current service charge is around £2,900 per annum.

Services – We are advised that all mains services are installed with the exception of gas. The apartment benefits from electric underfloor heating.

Viewing - Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

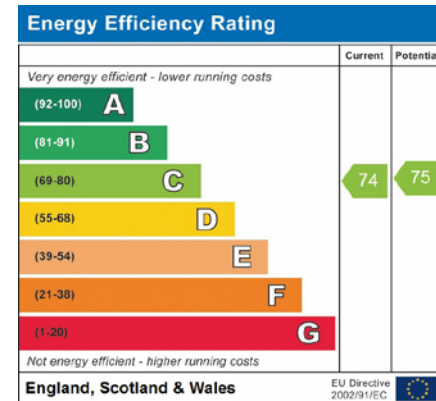


23 Wentworth Court, Beech Grove, Harrogate
Approximate Gross Internal Area
1,513 sq ft / 141 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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