



**FLAT 1, 26 RUTLAND DRIVE**  
Harrogate

**Carter Jonas**

## FLAT 1, 26 RUTLAND DRIVE, HARROGATE, HG1 2NS

Town centre - 1 mile  
Leeds Bradford Airport - 13 miles  
Leeds - 15 miles  
York - 20 miles

Attractive period building · Very well presented · South facing private garden · Three double bedrooms · Lovely south facing reception room · Bathroom · Shower room · Breakfast kitchen · Large reception hall · Garden room · Garage · Approximately 962 year lease · Excellent storage · Private entrance

This superb, spacious garden apartment which is presented in excellent condition has its own private entrance into a hallway with coat and shoe storage, this then opens into a large welcoming reception hall where the accommodation is accessed from.

The accommodation briefly comprises a bright, spacious reception room, a principal bedroom with fitted wardrobes and a bay window, both of these rooms have a lovely view over the south facing private garden, there is a modern breakfast kitchen with direct access to the private garden. The accommodation continues with a second double bedroom with fitted wardrobes, a contemporary shower room adjacent, bedroom three which is currently used as a dining room and the modern house bathroom completes the internal accommodation.

The exterior of the property is exceptional with a stunning, south facing private garden with large lawn, Indian stone pathways, patio areas and garden room positioned cleverly to take full advantage of the sunshine, all concealed behind mature hedges with floral borders and well stocked colourful beds.

**A FABULOUS THREE BEDROOM APARTMENT SITUATED IN THIS HANDSOME VICTORIAN BUILDING WITH A STUNNING SOUTH FACING PRIVATE GARDEN, LOCATED IN THIS EXTREMELY POPULAR AND QUIET CRESCENT, IN THE HEART OF THE FAMOUS DUCHY ESTATE.**



The garden is accessed via the breakfast kitchen through the private side gravel garden which has a large timber shed with power and light and there is also a secure gate to the driveway which gives access to the apartment entrance, garage with its electric door and a useful store room to the rear of the property.

Rutland Drive is an extremely sought after location in the heart of The Duchy Estate close to excellent schooling facilities, within walking distance of Harrogate town centre, The Pine Woods, Harlow Carr and The Valley Gardens.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold – 999 years from approximately 1986 - with a share in the freehold management company.

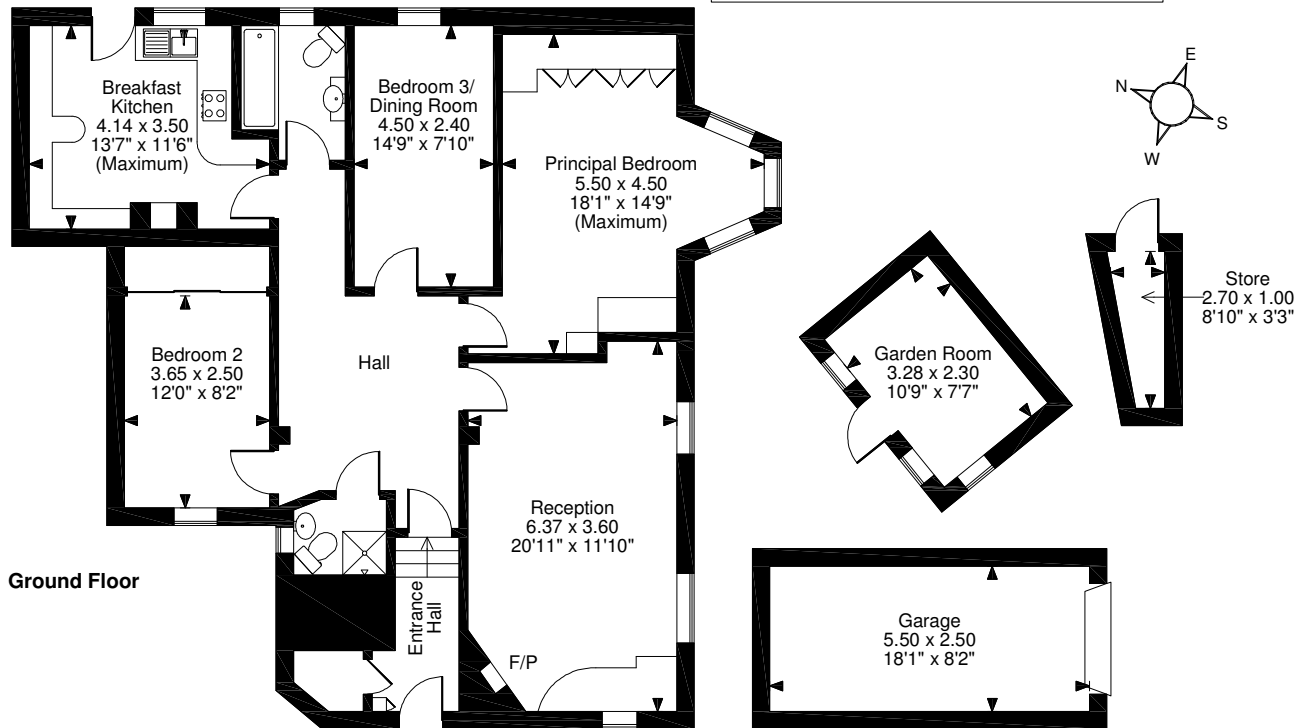
**Services:** £80 per month which includes the buildings insurance, window cleaning and the sinking fund.

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

**Directions - HG1 2NS:** From our office in the town centre proceed down Montpellier Hill. At the roundabout take the third exit onto Royal Parade then turn left into Cornwall Road. Follow the road for around 300 yards and turn right into Hereford Road then bear left, Rutland Drive is on the left and the apartment can be found on the right.



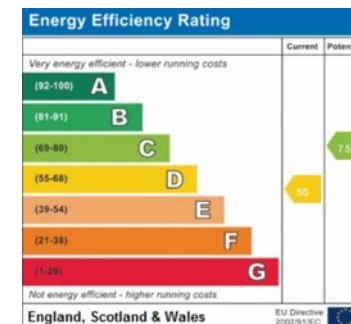
**Flat 1, 26 Rutland Drive, Harrogate**  
**Approximate Gross Internal Area**  
**Main House = 1,180 sq ft / 110 sq m**  
**Garage = 148 sq ft / 14 sq m**  
**Garden Room & Store = 103 sq ft / 10 sq m**  
**Total = 1,431 sq ft / 133 sq m**



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

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

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