



APARTMENT 5, KINGSLEY COURT 36-40
Harrogate

Carter Jonas

APARTMENT 5, KINGSLEY COURT 36-40, RIPON ROAD, HARROGATE, HG1 2JJ

A STUNNING THREE BEDROOM, THREE BATHROOM FIRST FLOOR APARTMENT WITH FABULOUS PRIVATE ROOF GARDEN AND TWO ALLOCATED PARKING SPACES FORMING PART OF THIS EXTREMELY WELL CONVERTED BUILDING IN A SOUGHT AFTER RESIDENTIAL LOCATION WITHIN EASY ACCESS OF HARROGATE TOWN CENTRE.

Situated in an exclusive development this spacious apartment is presented to an extremely high standard and has been tastefully decorated throughout with a range of high quality fixtures, fittings, appliances and a wealth of fitted storage including a utility cupboard.

The apartment comprises of a spacious entrance hallway with study area and fitted storage cupboards, a fantastic dining kitchen with granite work surfaces and modern integrated appliances. There is a spacious dual aspect sitting room with large bay window, the dining kitchen and sitting room are divided by bi-folding glass doors creating the option of one large open plan sociable living space. The principal bedroom is situated at the rear of the building with plenty of well fitted wardrobes, a beautifully appointed en-suite bathroom and direct access to the private roof garden. Adjacent to the principal bedroom is a guest double bedroom also with fitted wardrobes and an en-suite shower room. The accommodation concludes with a third bedroom to the front of the building, a luxurious house shower room and a large storage cupboard.

The property benefits from the use of a large maintained communal garden. In addition to the communal gardens Apartment 5 benefits from a beautiful private roof terrace at the rear of the building. There are also two private allocated parking spaces in the secure car park with fob entry situated to the rear of the building accessed via Hollins Mews. The car park also provides visitor parking spaces. There is also a secure bicycle store and a bin store.



ADDITIONAL INFORMATION

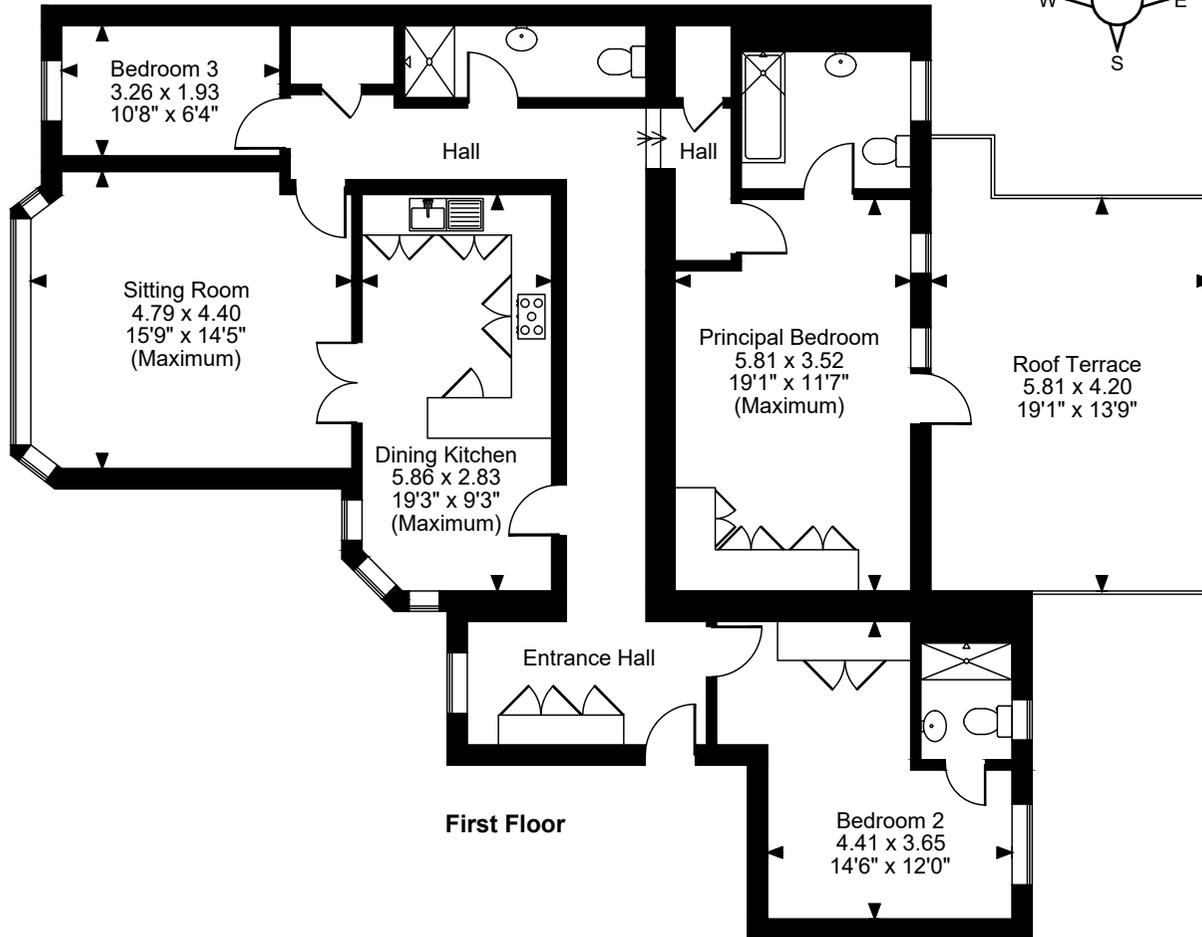
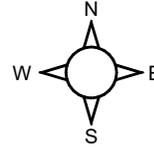
Lease and Charges: The building benefits from the remainder of a 999 year lease, and the apartment owns a 1/10 share of the management company, who own the freehold to the building. The service charge of £125 per month includes maintenance of the building, buildings insurance, and window cleaning etc. Ground rent is charged at £1 per annum.

Note: Please note dogs are not permitted.

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



5 Kingsley Court, Ripon Road, Harrogate
Approximate Gross Internal Area
Main House = 1,348 sq ft / 125 sq m
Roof Terrace external area = 271 sq ft / 25 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) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Harrogate & Leeds 01423 523423

Harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate HG1 1JX

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