



2 ROYAL GARDENS
Harrogate

Carter Jonas

2 ROYAL GARDENS, HARROGATE, HG2 0NR

Central Harrogate - ¼ mile

Leeds - 16 miles

York - 22 miles

A1(M) - 12 miles

Leeds/Bradford Airport - 12 miles

Royal Gardens is a unique development of modern town houses which occupy a private and secure setting in an exclusive gated development within less than a hundred yards of The Stray, in the heart of Harrogate. It is ideally located within walking distance of the town's wide variety of shops, restaurants, wine bars and pubs. For those wishing to travel further afield, the railway station offers direct access to mainline stations in York and Leeds and for the commuter, there is nearby road access to the commercial centres of Leeds, Bradford and York.

2 Royal Gardens was built in 2006 as one of eight luxurious town houses on this highly sought after development. The accommodation is arranged over three floors and includes an entrance vestibule, reception hall with a useful range of storage cupboards, cloakroom, dining room with bay window, and a superb everyday living/dining kitchen with seating area opening into the south facing private landscaped garden. In addition, there is a large, fitted utility room. On the first floor is a landing, well proportioned sitting room with a feature fireplace and Strachan fitted furniture. Overlooking the communal gardens is the principal bedroom with bay window, fitted wardrobes, a dressing room and an en suite bath/shower room. On the second floor there is a guest double bedroom with en suite shower room, bedroom three, a fitted home office with Strachan fitted furniture and a house bath/shower room.

Outside, the property is approached through electrically operated entrance gates which lead to the owners' private allocated parking area with electric car charging point, additional visitor parking and a car washing area.

A STUNNING MODERN TOWN HOUSE PROVIDING WELL PROPORTIONED AND TASTEFULLY APPOINTED ACCOMMODATION, IMPRESSIVELY EQUIPPED THROUGHOUT, OCCUPYING A MOST CONVENIENT POSITION IN THIS EXCLUSIVE GATED DEVELOPMENT, JUST OFF WEST PARK STRAY.



The property has the benefit a garage with an electrically operated door. There are privately owned landscaped gardens to the rear of the house which face southwest and in addition, there is a large communal garden area to the front which can be enjoyed by all of the residents of Royal Gardens.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is held on the balance of a 999 year lease which commenced in 2006. Each of the residents owns a 1/8 share in the freehold and the current service charge is £250 per month.

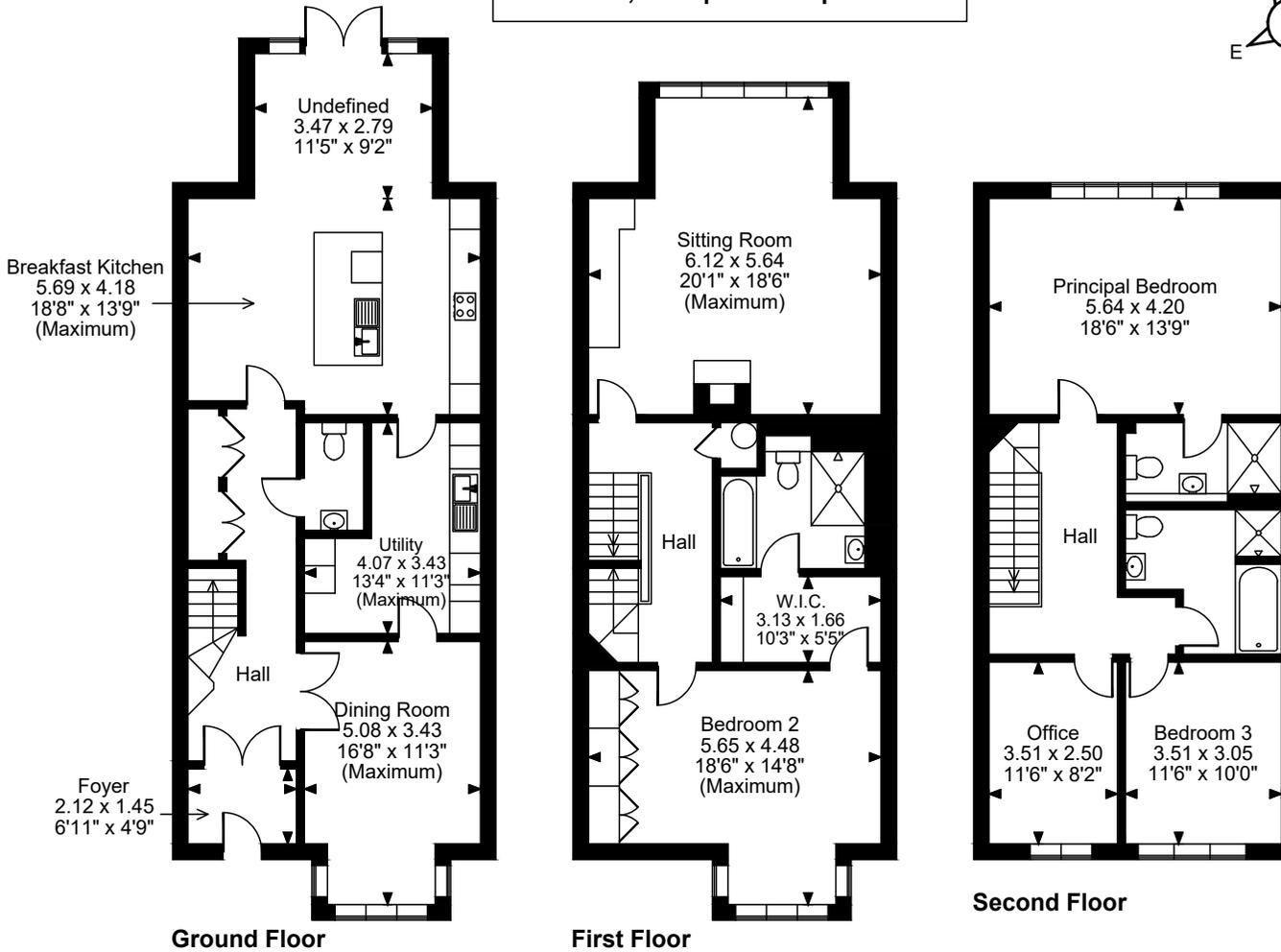
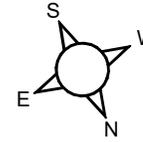
Viewings: Strictly by prior appointment through the

selling agents - Carter Jonas - 01423 523423.

Directions - HG2 0NR: Entering Harrogate centre from Leeds Road, cross the Prince of Wales roundabout and continue along West Park. Take the second left down Montpellier Hill and at the bottom turn sharp left onto St. Mary's Walk immediately before the roundabout. At the crossroads turn left onto Victoria Road and continue for approximately 500 yards where the entrance to Royal Gardens is on the right just after Beech Grove.



Royal Gardens, Harrogate
Approximate Gross Internal Area
2,498 sq ft / 232 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		76
(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	





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