



FLAT 4, ST JAMES COURT

29A Wheatlands Road East, Harrogate

Carter Jonas

FLAT 4, ST JAMES COURT, 29A WHEATLANDS ROAD EAST, HARROGATE, HG2 8QS

Spacious apartment · Three double bedrooms
Two bathrooms · Large sitting room · Dining kitchen
Modern well presented condition · Balcony · Large loft
storage · Garage · Allocated parking space · Popular
south side residential location · Exclusive building with
only 4 apartments

A well presented apartment throughout providing
bright and spacious accommodation on the first floor of
this exclusive building briefly comprising: Entrance hall
with loft access hatch and storage cupboard, spacious
dining kitchen with contemporary units, granite surfaces
and views over the communal gardens, spacious sitting
room with large picture window and a door to the
private balcony overlooking the communal gardens,
dual aspect principal bedroom with a wealth of fitted
storage, wardrobes and a modern en-suite shower room,
bedroom two is a generous room with fitted wardrobes,
the house bathroom is also modern with a separate
shower and free standing contemporary bath and the
internal accommodation is completed by the third double
bedroom which has some fitted office storage.

At the front of the building there is ample residents'
parking and each apartment has a single garage with
electric door and the south facing communal lawn
gardens are located at the rear of the property.

The property is situated in this desirable south Harrogate
location, just a short distance from the Stray and Harrogate
town centre and is well served by local amenities. Offered
for sale with no onward chain.

**A SPACIOUS AND VERY WELL-PRESENTED THREE BEDROOM, TWO
BATHROOM FIRST FLOOR APARTMENT WITH PRIVATE BALCONY, SINGLE
GARAGE AND ATTRACTIVE COMMUNAL GARDENS, SITUATED IN THIS
SOUGHT-AFTER SOUTH HARROGATE LOCATION AND PART OF THIS
EXCLUSIVE BUILDING CONSISTING OF JUST FOUR APARTMENTS.**



ADDITIONAL INFORMATION

Tenure: Leasehold - 999 years from 1 January 1987 therefore 962 years remaining.

Service Charge: c. £1500 per annum paid bi-annually.

Services: All mains services connected.

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

Directions - HG2 8QS: Entering Harrogate town centre on Leeds Road, pass Sainsbury's local on your right hand side and take the immediate right into Tewit Well Road, then take the second right into Langcliffe Ave East which turns into Wheatlands Road East, the property is then on your right hand side.



Flat 4 St James' Court, 29A Wheatlands Road East, Harrogate

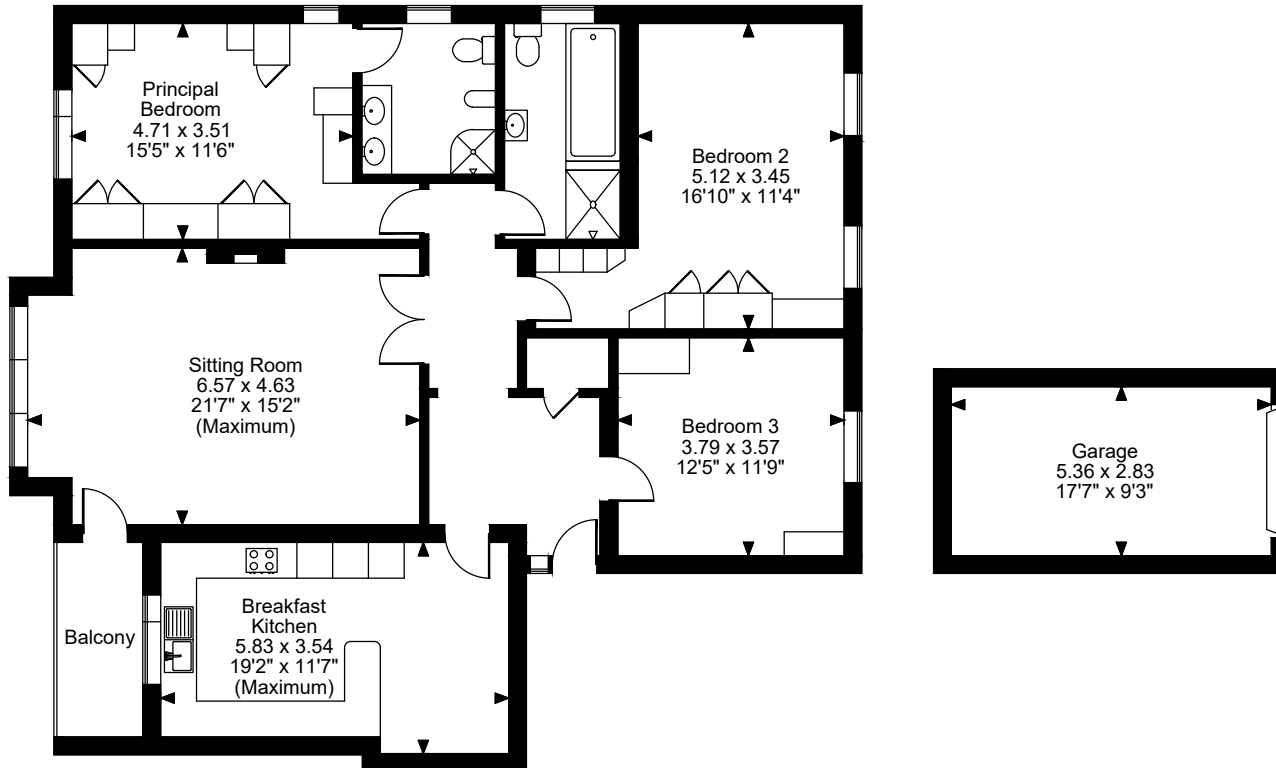
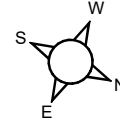
Approximate Gross Internal Area

Main House = 1,456 sq ft / 135 sq m

Garage = 163 sq ft / 15 sq m

Balcony external area = 51 sq ft / 5 sq m

Total = 1,619 sq ft / 150 sq m



First Floor

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	

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