



**FLAT 1, 27 DUCHY ROAD**  
Harrogate

**Carter Jonas**



## **FLAT 1, 27 DUCHY ROAD, HARROGATE, HG1 2EZ**

The property is located in this prime residential area just a mile from the centre of the historic and popular spa town of Harrogate. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus a number of supermarkets, and a choice of superb schools – both state and independent. The area is well connected by road, with the A1 (M) just nine miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross in three hours. The property is situated a short walk from the beautiful Valley Gardens and is close to the RHS Harlow Carr gardens, while golf is available at Pannal Golf Club. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.

This fabulous apartment with private entrance benefits from grand proportions throughout with excellent entertaining space and briefly comprises an entrance porch, large entrance hallway with feature fireplace and plenty of space for a home office and large storage cupboards, large sitting room with feature fireplace, French doors to the private lawn garden and a "turret" corner bay window, dining room with wood burner, breakfast kitchen, rear entrance hallway, utility room and the home office/ bedroom three with exit door. The bedrooms are located to the front with views over the communal lawns. The principal bedroom has a large square bay window, a wall of fitted wardrobes and a spacious en-suite shower room, the second bedroom is a large double bedroom also with fitted wardrobes and the house bathroom with separate shower completes the internal accommodation.

**AN IMPRESSIVE GARDEN APARTMENT OCCUPYING THE ENTIRE GROUND FLOOR OF THIS ATTRACTIVE DUCHY ROAD HOUSE, BOASTING GENEROUS PROPORTIONS OF ALMOST 1,850 SQFT WITH PERIOD FEATURES THROUGHOUT, A PRIVATE GARDEN AREA, TWO ALLOCATED PARKING SPACES AND LOCATED IN THIS EXTREMELY POPULAR LOCATION WITHIN WALKING DISTANCE TO HARROGATE TOWN CENTRE.**





Outside, the property benefits from its own south west facing private lawn garden area with covered veranda off the sitting room, there is a tall privacy hedge, floral beds and mature trees with a fence and gate giving access to the spacious lawned communal gardens.

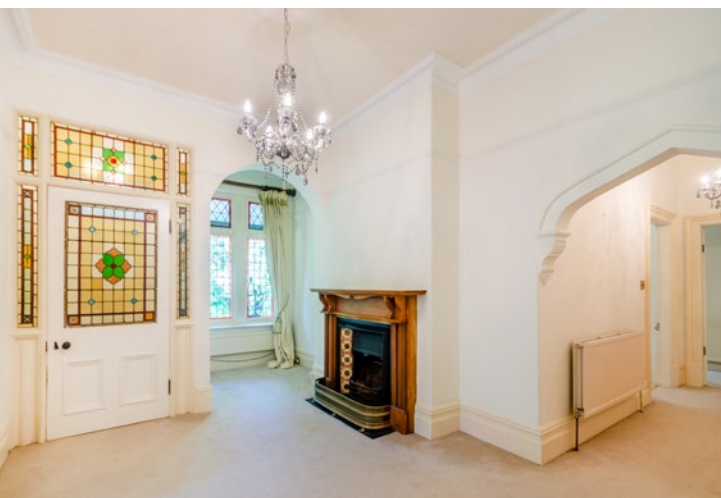
The property benefits from two allocated parking spaces, one near to the front entrance and one close to the rear entrance and there is also a communal patio area at the rear of the building.

## ADDITIONAL INFORMATION

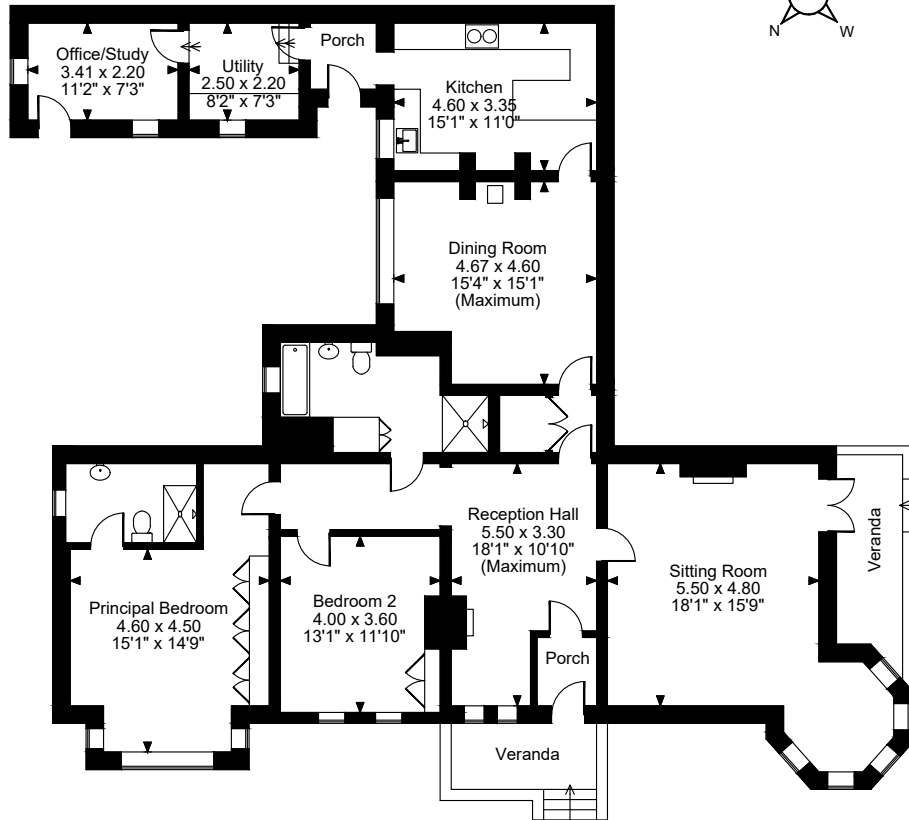
**Tenure:** Share of freehold. The property is held on a lease of 999 years from 1991 therefore 966 years remaining. Flat 1 has 1/3 share in the company that owns the freehold.

**Service Charge:** Circa £750 per annum for buildings insurance and maintenance of the communal gardens. Any maintenance is done on an as and when basis and Flat 1 is responsible for 38%.

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



**Flat 1, 27 Duchy Road, Harrogate**  
**Approximate Gross Internal Area**  
**1,848 sq ft / 172 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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