



**FLAT 1, KENTWOOD COURT**  
64A Kent Road, Harrogate

**Carter Jonas**



## FLAT 1, KENTWOOD COURT, 64A KENT ROAD, HARROGATE, HG1 2NL

Spacious purpose built duplex apartment · Three bedrooms · Two bathrooms · Dining kitchen · Sitting room · Utility/cloakroom · Balcony · Detached garage · Additional residents parking · Communal gardens & woods · Duchy Estate location · Peaceful position at the rear · No onward chain

This well presented duplex apartment is positioned to the rear of the building overlooking the private woodland area and the communal gardens and briefly comprises: Spacious entrance hall, a contemporary dual aspect dining kitchen with sliding door to balcony, spacious dual aspect sitting room adjacent also with sliding door to the balcony which overlooks the communal gardens and wood. Staircase down to ground level where there is the principal bedroom with fitted wardrobes and en-suite shower room, two further bedrooms with fitted wardrobes a spacious bathroom and a door to the private covered terrace and communal gardens beyond, complete the internal accommodation.

The apartment further benefits from a private wood, tranquil communal gardens with large lawn area, a detached single garage, ample residents parking and the property is available with no onward chain.

Kent Road is situated in a prime location in Harrogate on the Duchy Estate, a short distance from Oakdale Golf Club, it is also conveniently located near to The Stray and the town centre of Harrogate; a beautiful Spa town with its fantastic shopping & dining facilities, excellent private and state schools and beautiful parks. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.

**A SPACIOUS AND WELL PRESENTED 3 BEDROOM GROUND FLOOR DUPLEX APARTMENT WITH A BALCONY, FORMING PART OF AN EXCLUSIVE PURPOSE BUILT BUILDING LOCATED WITHIN THE HEART OF THE HIGHLY REGARDED DUCHY ESTATE, THE BUILDING STANDS IN ATTRACTIVE COMMUNAL GARDENS INCLUDING PRIVATE WOOD AND BENEFITS FROM A DETACHED SINGLE GARAGE.**





## ADDITIONAL INFORMATION

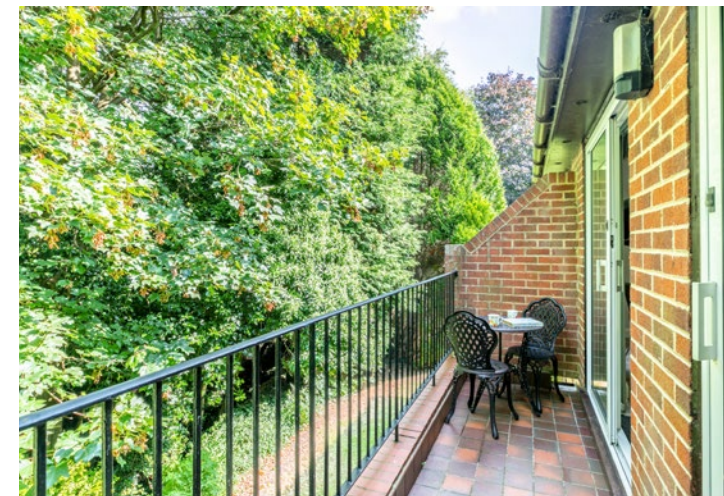
**Tenure:** Leasehold, for a term of 999 years from 1989.

**Share of the Freehold - service/maintenance charge:**  
Approximately £1,500 per annum.

**General:** One small domestic pet is permitted.

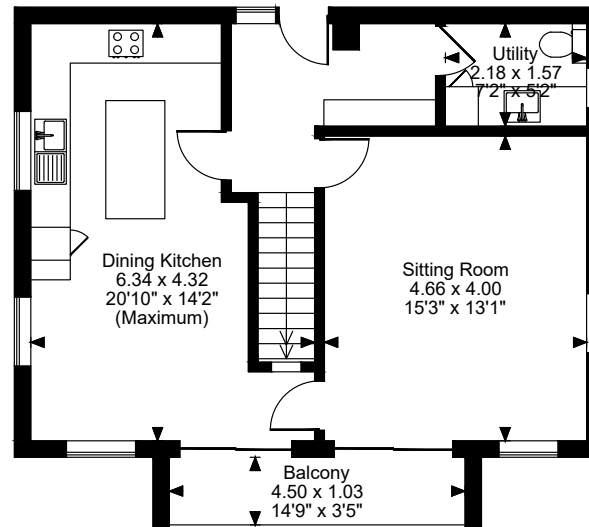
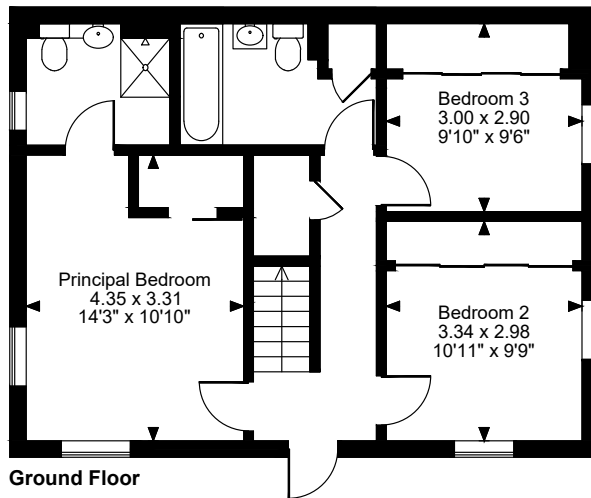
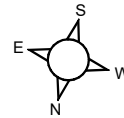
**Viewing:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - HG1 2NL:** From Harrogate's town centre, proceed along the A61 Ripon Road turning left into Kent Road where the property can be found on the right hand side.





**Flat 1, Kentwood Court, 64A Kent Road, Harrogate**  
**Approximate Gross Internal Area**  
**Total = 1,143 sq ft / 106 sq m**



**Raised Ground 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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