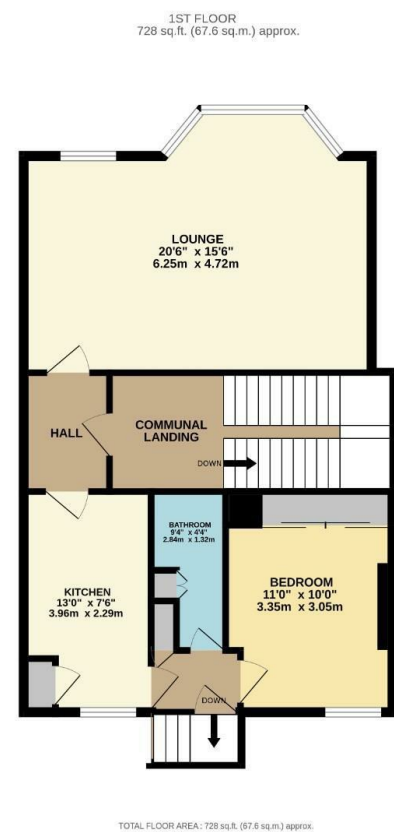
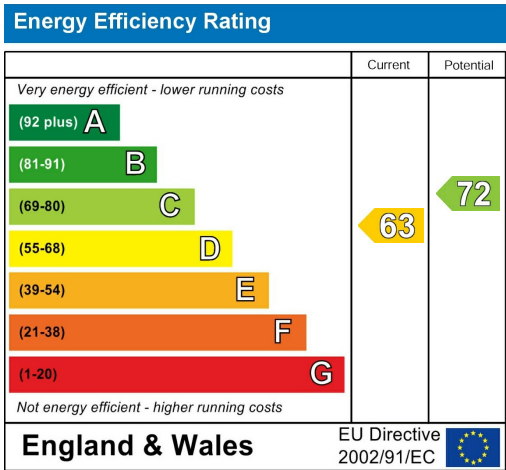


Floor Plan



Energy Performance Certificates



Directions

From the Prince of Wales roundabout proceed out of Harrogate on Leeds Road (A61) and before the Pelican crossing and the dry cleaners Royal Crescent is found on your righthand side where the property is clearly marked by a Hopkinsons For Sale board.

Council Tax Band    Tenure Leasehold - Share of Freehold

**Agents Notes**  
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£275,000**  
*Flat 2 10 Royal Crescent, Harrogate, HG2 8AB*                      1 Bedroom Apartment

***A stunning first floor luxury apartment with outstanding views located close to town centre amenities. No chain involved.***



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

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With gas fire central heating this beautiful apartment is approached from a secure ground floor entry door. There is a return carpeted staircase to the first floor. Private reception hall Bay fronted lounge that incorporates a dining area.

There is stylish modern fitted kitchen with integrated appliances.

This character apartment has a double bedroom with fitted wardrobes. There is a luxury bathroom.

At the rear there is a fire escape that leads to a private allocated parking space.

The property is located in a convenient near town centre position close to a parade of shops. Harrogate offers a good road and rail network offering the traveller and commuter quick access to Leeds, York and London. Internal inspection strongly recommended.

AGENTS NOTES- 999 YEAR LEASE WITH SHARE OF THE FREEHOLD, MAINTANANCE SERVICE CHARGE £80 PER YEAR, CAN BE SUB-LET AND PETS ARE ALLOWED

