

FOR SALE



**Stuart Court, Prince of Wales Mansions, York Place,
Harrogate, HG1 1JB**

MARTIN&CO



Prince Of Wales Mansions, York Place, Harrogate

Two Bedrooms, One Bathroom

£425,000

- Town Centre Location
- Stray Parkland Views
- Spacious accommodation
- Lift access
- Recently renovated, including new carpets, new kitchen, fresh décor throughout and completely re wired electrics.

Martin & co are delighted to offer to the market, with no onwards chain, this fantastic two bedroomed, second floor apartment within the sought after, Prince of Wales Mansions, York Place.



Prince of Wales mansions is a grand mansion block overlooking the beautiful Stray parkland, in a superb position on the edge of the popular spa town of Harrogate. Harrogate has much to offer, including an array of shops, cafes, restaurants and many recreational facilities. Dating from 1815, the property was originally a hotel and was converted into spacious apartments in the 1960s.

The area is well connected by road, with the A1(M) just 10 miles from the property, offering easy access to the north and south, while Harrogate mainline station is within a short walking distance and offers direct services to York, Leeds and London Kings Cross.

The communal areas of the building display elegant features, including high ceilings, ornate staircases, chandeliers, and benefits from lift access. While the apartment itself, has been recently renovated and offers light and airy rooms and attractive accommodation.

Entering this spacious apartment via the secure telephone entry system, you are greeted by the grand hallway, with scope for use as a home office, or study area. There are two useful storage cupboards, one of which houses the gas central heating boiler. And a separate WC.

Leading to a spacious sitting room which offers stunning views across the neighbouring Stray parkland. With room for a seating area and a dining table, and recently installed Gas fire and marble surround.

The newly installed kitchen features a range of timeless units in cream, sleek black quartz worktops, integrated appliances including an oven and hob, microwave and dishwasher. There is plumbing for a washing machine. The addition of the peninsula breakfast bar offers a valuable dining space.

There are two double bedrooms, offering further views across the stray. Both of which have been newly decorated and fitted with new carpets.

The house bathroom has both a separate bath and shower unit, as well as the sink and loo, and benefits

from a heated towel rail.

Prince of Wales Mansions has a communal carpark with spaces for residents & visitors. The apartment also benefits from a single garage, either for use as storage or secure parking. There is also a handy, secure storage room to the ground floor of the building.

We have been advised that the property is of Freehold tenure. The council tax is band E

There is an annual service charge of £2,112.00, equating to £176.00 PCM. This service charge includes buildings insurance, CCTV and upkeep of the communal areas, and lifts.

There are no restrictions regarding letting the property on an Assured Short Hold basis, but there is no scope for use as a holiday home. We estimate the rental income to be in the region of £1,800.00 PCM.

There is no smoking permitted within the building.

The property is serviced by mains electricity, gas and water services. The property benefits from a smart meter.

Estimated broadband speeds: 16MBPS - standard speed up to 1000 MBPs Ultra speed

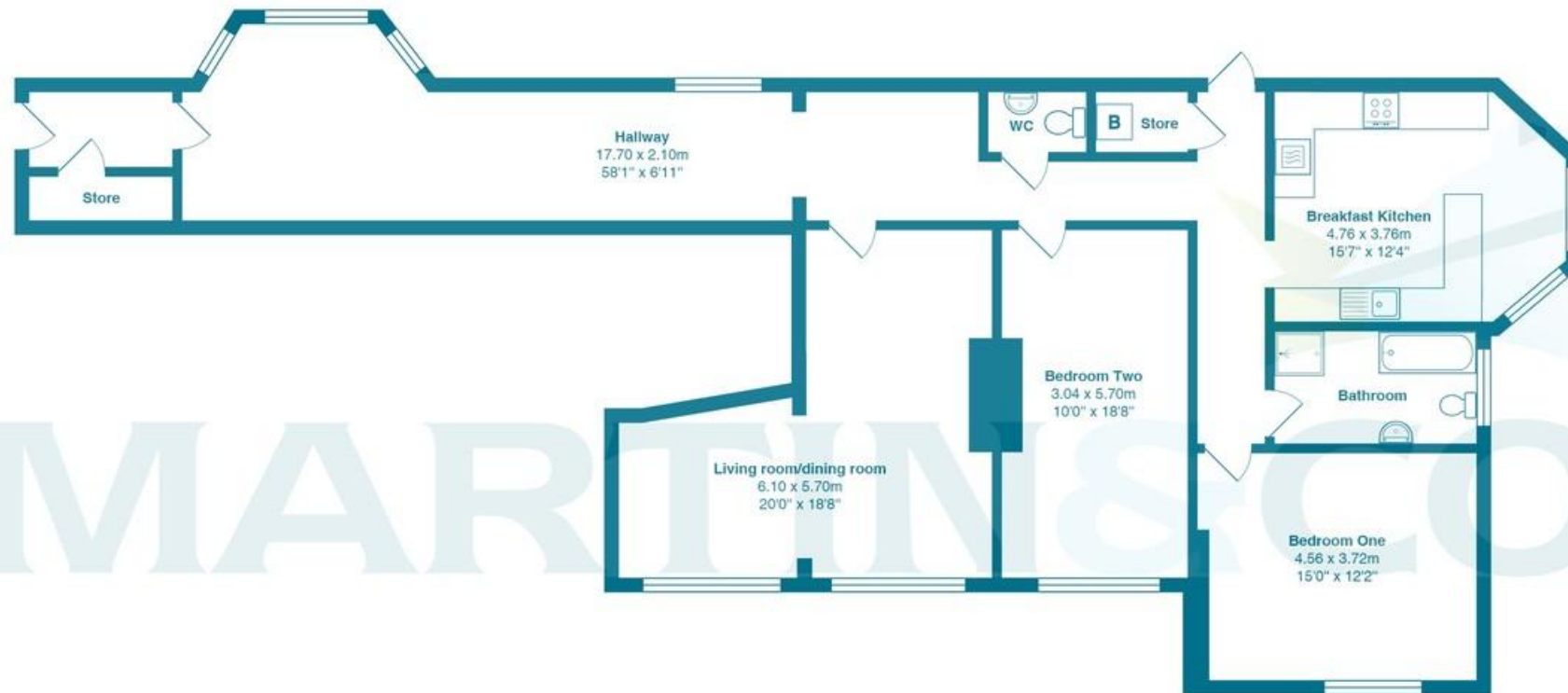
Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY, BT & VIRGIN



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





Stuart Court, Prince Of Wales Mansions, York Place, Harrogate, HG1 1JB

Total Area: 137.5 m² ... 1480 ft²

All measurements are approximate and for display purposes only

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