



Apartment 2, 1 Brunswick Drive, Harrogate, North Yorkshire, HG1 2PZ

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**A stunning 3 bedroom duplex apartment forming part of this imposing Duchy Residence revealing tastefully and well-proportioned accommodation of a most generous size with the rare advantage of a private patio/garden area, single garage and a further parking area.**

A secure property with over 200 sq ft of immaculately appointed rooms having the benefit of gas fired central heating and comprising: Private entrance hall, first floor reception landing with recessed book shelving, main living room with feature fireplace, breakfast kitchen with integrated appliances, central island unit and a full width bay window giving leafy elevated aspects. Master bedroom with extensive fitted wardrobes and en-suite shower room finished in travertine, bedroom three/office, house bathroom with oval bath and separate shower stall. Second floor with guest bedroom two with storage to roof space

and impressive en-suite bathroom. A unique feature of this property is the individually controlled surround sound system fitted in every room for music, radio and television.

The Duchy estate is a highly desirable residential area on the edge of Harrogate's town centre which boasts many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. The town hosts an excellent choice of fine restaurants and bars (many of which being only several minutes walk away), as well as being renowned for its very reputable schools. For the golf fanatic, Oakdale Golf club is only a two minute drive away. Transport links are most accessible with the train line running to the main stations at York and Leeds, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



**Bus**  
4 minutes by foot



**Main Roads**  
A61 0.5 miles  
A1M 7.8 miles



**Train**  
Harrogate 1 mile



**Airport**  
Leeds Bradford 12.8 miles

**Fixtures & fittings**

Fixtures and fittings are to be negotiated separately.

**Services**

All mains services are connected.

**Rating Authority**

Harrogate Borough Council Tax Band E

**Tenure**

Leasehold