





## **Description**

A unique second floor apartment set in this attractive Victorian building. The building has undergone a full programme of modernisation with brand new Nest gas fired central heating systems and sealed unit double glazing.

This particular apartment has its own private entrance on the first floor with staircase leading up to the second floor and a large light, open plan sitting room with kitchen, having fully integrated appliances and quartz work surfaces. The sitting room has the added feature of a pull down bed attached to the wall, ideal for guests staying over. There is a double bedroom with built in wardrobe and stylish shower room with marble tiling.

A particular feature of the apartment is the fact that it has reserved parking in the town centre which is at a premium.

Robert Street is conveniently placed within walking distance of the town and all of its amenities. This particular apartment will no doubt appeal to professionals who require regular access to the major cities within the area, as this can be gained via an excellent road and rail network all within close proximity. Also on the doorstep is the renowned 200 acre Harrogate Stray and all of Harrogate's fashionable bars and restaurants.

## **Directions**

Follow Station Parade towards the end of the road, turn right onto Robert Street where the property will be found on your right.

## **Tenure**

A new lease is to be created for each apartment.

## **Tax Band**

To be confirmed by Harrogate Borough Council.

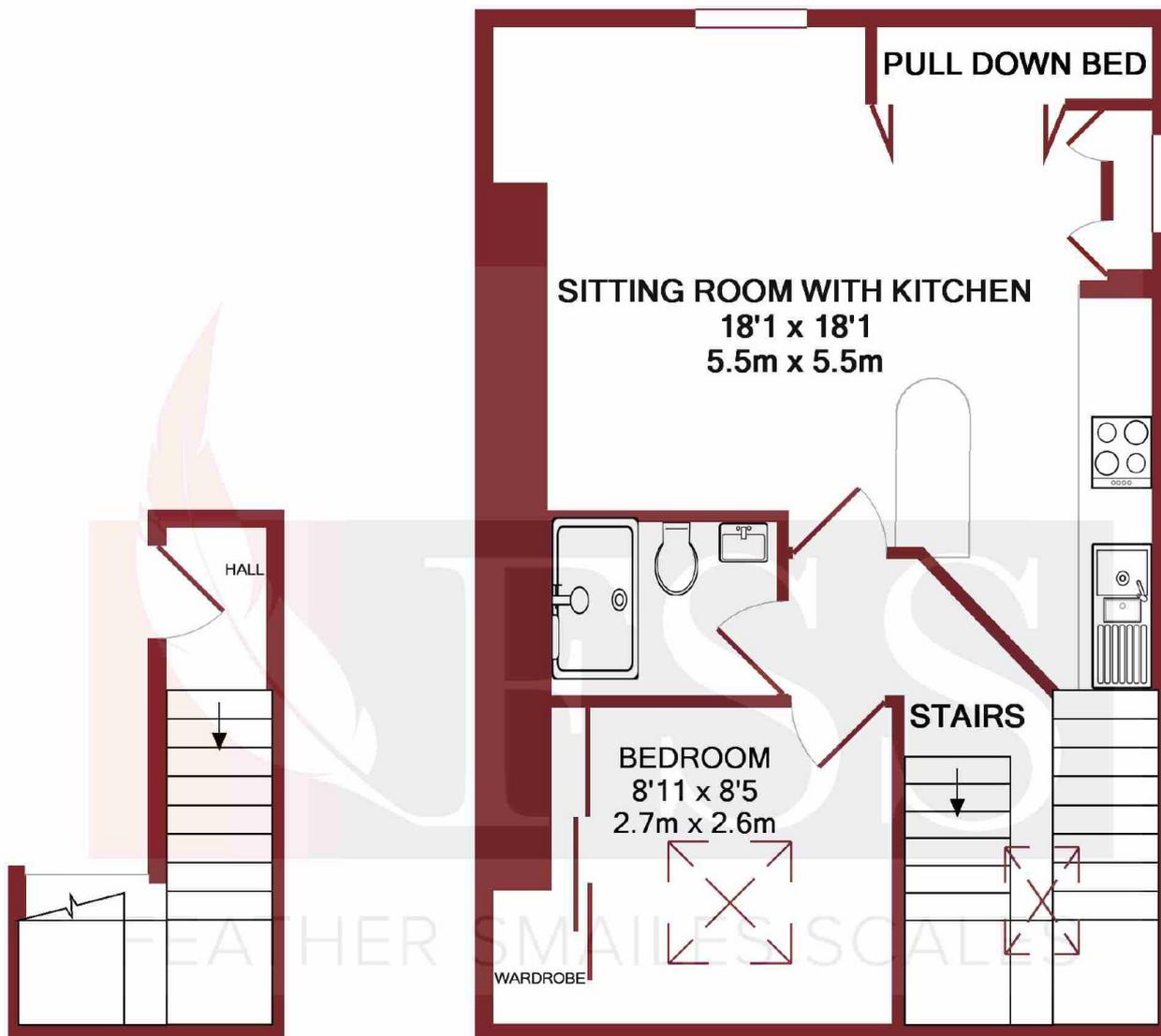
## **Services**

All mains services are connected to the property.

## **Details Produced**

10th March 2018.





1ST FLOOR  
APPROX. FLOOR  
AREA 60 SQ.FT.  
(5.5 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 464 SQ.FT.  
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 523 SQ.FT. (48.6 SQ.M.)  
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