



**2 Bedroomed Apartment**

**£160,000**

# Apartment 7, 4 Station Bridge

Harrogate, HG1 1SS



Email: [talk@alexandergibson.co.uk](mailto:talk@alexandergibson.co.uk)  
Telephone: 01423 563077  
5 Raglan Street,  
Princes Square,  
Harrogate, HG1 1LE



The largest property in this exclusive development, with a fabulous mezzanine bedroom overlooking the living area, a second double bedroom and two bathrooms, this really is executive urban living at its best.

The whole property exudes an air of quality, from the designer kitchen with its marble worktops, through the luxurious bathroom suites, to the superb flooring and decorations. Natural light floods in through two large skylights, creating a feeling of space and connecting the apartment with its surroundings.

Available to reserve now for only £1000, with exchange in February 2015 in anticipation of completion in March 2015, call today to join the waiting list and arrange a viewing. Phone lines are open every day from 8am-8pm.

### Surroundings

This is a superb location for access to Harrogate town centre and its varied shopping, dining and socialising possibilities. A Waitrose supermarket is almost within sight of the apartment, and there are several fashionable restaurants and bars close by. Harrogate train station is a matter of moments away for access to York, Leeds and beyond, as is the A61 main road towards Leeds and Ripon.

The 200 acres of Harrogate Stray parkland are within a few minutes' walk, and the Yorkshire Dales National Park is a short drive away.

### Services

Apartment 7 is connected to mains water, electricity and drainage. Fibre broadband is available in the area with speeds of up to 152Mb.

Parking permits are available from Harrogate Council for parking on neighbouring streets.

### Directions

From our offices in Princes Square walk along Raglan Street to the site of the new entertainment complex, turn left onto Station Parade and then cross at the pedestrian crossing onto Station Bridge. No.4 is on the right side after Rigby & Peller, where a member of our staff will be waiting to meet you.

Energy Efficiency Rating: TBC

Tenure: Leasehold

Council Tax Banding: TBC

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