



3 Bedroomed Apartment

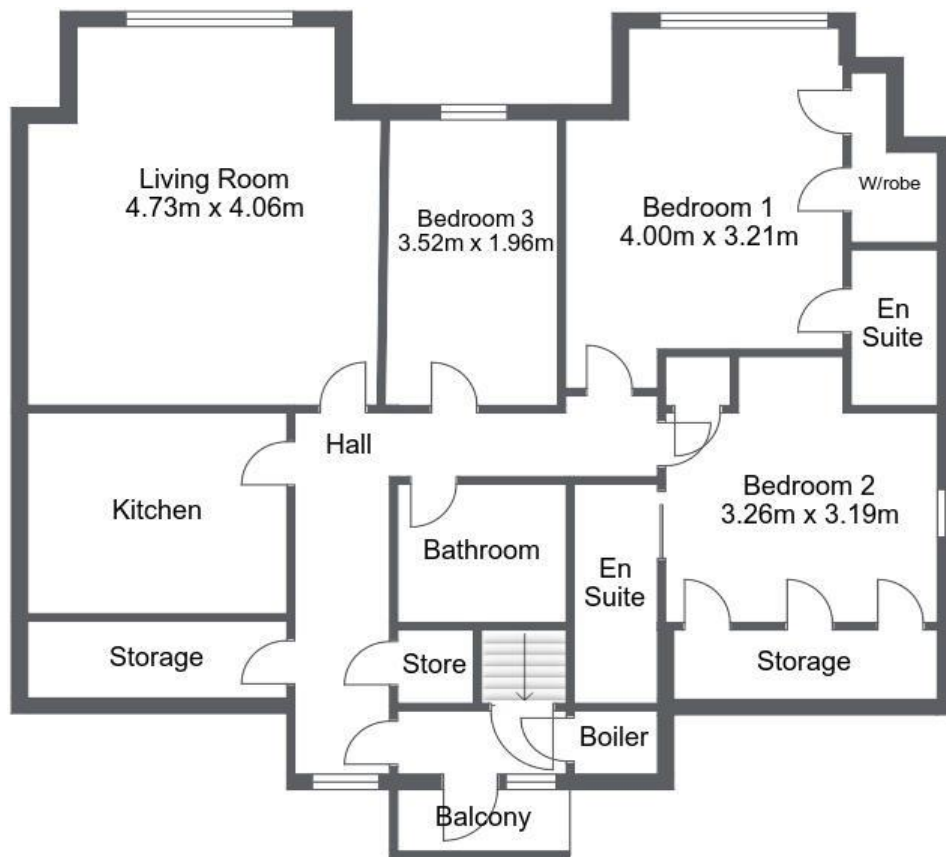
Offers around £250,000

Apartment 3, 23 South Drive

Harrogate, HG2 8AT



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



On turning into South Drive you will be immediately struck by the lovely buildings and surroundings, and an increasing feeling of calm as you come away from the main Leeds Road and travel down towards the parkland of The Stray.

Through the gates, down the slate path through the front garden, and you will arrive at the impressive entrance to this beautiful building. Once inside, a grand staircase will take you up to Apartment 3.

This apartment is full of character, with lots of thoughtful design touches to make the most of the space, and has ample room for a family to come home to.

The current owners have added extra windows to let in plenty of natural light, and have cared for and improved the property over the years, creating a home that is ready to move into straight away.

The elevated position and quiet location add to the feeling of peaceful calm, with pleasant views over South Drive and down towards Tewit Well.

The location of this home really is difficult to beat, with 200 acres of protected parkland at Harrogate Stray a matter of moments from the front door, and the centre of town a short stroll away.

Surroundings

South Drive is one of the most desirable addresses in the area, almost within sight of the famous Harrogate Stray, and within a mile of the town centre, excellent schools and shopping, including the brand new Marks and Spencer Food store. It is superbly positioned for commuting by road or rail to Leeds, York and beyond, and is within ten miles of Leeds Bradford International Airport.

Services

The property is connected to metered water, gas and electricity. Cabling for Sky, Virgin Media and BT services are already installed, and broadband internet speeds of up to 152Mb/s are available. A service charge of £60 per month applies, covering the maintenance and upkeep of the building. Ground rent of £100 per year is also payable. Apartment 3 will be available on a 999 year lease from completion of the sale.

Directions

From Harrogate town centre drive along the A61 Station Parade to the junction with York Place, where you should turn right and then take the left hand lane coming down to the Prince of Wales roundabout. Turn left onto Leeds Road with Harrogate Stray on your left. At the next roundabout take the first exit onto South Drive and look for our For Sale board on the left hand side.

Energy Efficiency Rating: D

Tenure: Leasehold

Council Tax Banding: C

Alexander Gibson Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Alexander Gibson Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Alexander Gibson Estate Agents has any authority to make or give any representation of warranty in relation to this property.