

Enjoy the epitome of luxury living in this delightful penthouse apartment with a north-westerly facing balcony.

Trinity House is an exclusive new development that sets new standards of living. It features fourteen thoughtfully designed one- and two-bedroom apartments, all of an exceptionally high specification. Expect spacious rooms and luxurious interiors, premium kitchens and bathrooms to provide an unrivalled lifestyle experience.



OPEN PLAN LIVING



DOUBLE **BEDROOM**



BATHROOM



LARGE **PRIVATE BALCONY**



COMMUNAL ROOFTOP COURTYARD



LEASEHOLD

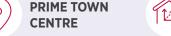




SECOND FLOOR



GUIDE PRICE £285.000





The property Situated across three floors and with the added

convenience of lift facilities, Trinity House welcomes you through a private ground floor entrance with elegant Porcelain tiles that sets the stage for the grandeur that awaits.

This spacious top floor apartment comprises a splendid 20ft open plan living, dining kitchen that has been designed with opulence in mind. The kitchen area features contemporary gloss wall and base handleless units in a dusk grey with complimentary 22mm laminate worktop and a glass splashback, providing plenty of storage. There are modern integrated appliances to include a CDA fan single oven and canopy extractor. Matrix frameless ceramic hob, dishwasher and fridge freezer and a single lever swan neck tap.

The remaining space, configurable to the purchasers' own requirements, has ample space for a good-sized table and chairs and a separate seating area. French doors flood the room with natural light and provides access to the impressive 23ft private balcony. This

peaceful retreat is the perfect place in which to relax and unwind whilst being bathed in north-westerly facing daylight and is also ideal for entertaining and al fresco dining.

There is a king-sized double bedroom that is serviced by a Jack and Jill bathroom with rain shower over the bath. Completing the accommodation is a useful utility room.

At Trinity House, we invite you to indulge in the ultimate expression of luxury living. Impeccable design, exceptional amenities, and an idyllic setting combine to create a haven of refined elegance.

Outside

The apartments are based around a beautifully landscaped courtyard that has been expertly designed by a renowned Yorkshire landscape architect. This verdant oasis provides a tranquil green space, allowing all residents to enjoy its splendour from the comfort of their own apartments whilst enhancing the sense of community.





Location

The apartments are located in an unparalleled central location in the historic and popular spa town of Harrogate. The town boasts a wealth of fine Georgian and Victorian architecture, and has a shopping centre, arcade and wide range of independent retailers as well as supermarkets, the world-renowned Bettys Café Tea Room and sports facilities including cricket, tennis, rugby, football and squash clubs and five nearby golf courses.

Communications links are excellent: regular bus services link Harrogate to Ripon and Leeds. The A61 links to the A1(M), providing access to the north and south of the country and the motorway network. Harrogate mainline station offers direct services to London Kings Cross in three hours. Leeds Bradford International Airport is approximate 11 miles and offers both domestic and international flights.

General

Local Authority: North Yorkshire County Council

Services: Mains electricity, water and drainage.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: TBC

EPC Rating: C

Tenure: Leasehold of 250 years

Service charge: £1,165.34 per annum

Parking: Parking spaces are available to purchase for an additional £25,000 with a £50 per annum service charge on a first come first served basis.

Directions

HG11RW

what3words: ///above.green.royal

Nearby Schools

- Oatlands Infant School
- Oatlands Community Junior School
- Western Primary School
- Rossett Acre Primary School
- · Ashville College
- Rossett School
- Harrogate Grammar School
- St John Fisher Catholic Academy
- St Aidan's C of E High School
- St Peter's C of E Primary School

Nearby Stations

- Harrogate
- Hornbeam

Distances

Key Locations

• Bettys Café Tea Rooms

Harrogate Pump Room

Rudding Park Spa

Mercer Art Gallery

RHS Garden Harlow Carr

Leeds (university city)

Royal Pump Room Museum

• The Turkish Baths Harrogate

Nidderdale National Landscape

Yorkshire Dales National Park

York (historic cathedral city)

- A61 (Ripon Road) 0.5 mile
- Ripon 11.4 miles
- A1(M) (Junction 45) 11.7 miles
- Leeds Bradford Airport 12.7 miles
- Leeds 16.2 miles













FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE The position and size of doors, windows, appliances and other features are approximate only

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Specification

The build quality and detail are felt throughout the development with a high-end specification that includes:

10 Year new home structural warranty Entry video intercom

Lift access

Exquisite landscape communal garden CCTV in communal areas

Underfloor heating throughout

Real hardwood floors

Luxury soft carpets to bedrooms

Modern doors brushed black handles

Kitchen

Bespoke handleless kitchen

20mm Solid glass work surface

Matrix: Dishwasher, fridge freezer and 4-zone

frameless ceramic hob

CDA: Fan single oven and canopy extractor

Bathrooms

Designer modern sanitary ware Contemporary brassware in a brushed black finish

Heated towel rails in all bathrooms

Porcelanosa tiles

Dual shower heads in shower enclosures

Square sanitary ware



Trinity House is a development delivered by Swan Homes, part of the Vigo Group, a third-generation family business grown over fifty years, specialising in the development of bespoke homes.

Harrogate

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