



Apartment 13, Trinity House


31A Cambridge Street, Harrogate

Enjoy the epitome of luxury living in this delightful penthouse apartment with a private south 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**

**2 DOUBLE BEDROOMS**

**2 BATHROOMS**


**LARGE PRIVATE BALCONY**

**COMMUNAL ROOFTOP COURTYARD**

**LEASEHOLD**

**PRIME TOWN CENTRE**

**SECOND FLOOR**

**GUIDE PRICE £350,000**

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 superb top floor apartment comprises a bright and airy 20ft open plan living, dining kitchen that has been designed with opulence in mind. The kitchen area features contemporary gloss taupe handleless wall and base units with complimentary 20mm solid Quartz worksurfaces and 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. French doors flood the room with natural light and provides access to the impressive 25ft private balcony. This peaceful retreat is the perfect place in which to relax and unwind whilst being bathed in south-easterly facing daylight and is also ideal for entertaining and al fresco dining. The remaining space, configurable to

the purchasers’ own requirements, has ample space for a good-sized table and chairs and a separate seating area. There are two well-proportioned double bedrooms with the principal bedroom one being service by a contemporary en suite shower room and looking out to the balcony. The second bedroom offers an outlook over the central courtyard. There is a modern house bathroom and 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 and 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: B

Tenure: Leasehold of 250 years

Service charge: £1,510.70 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

HG1 1RW

what3words: ///above.green.royal



Key Locations

- Bettys Café Tea Rooms
- Harrogate Pump Room
- Royal Pump Room Museum
- The Turkish Baths Harrogate
- Rudding Park Spa
- Mercer Art Gallery
- RHS Garden Harlow Carr
- Nidderdale National Landscape
- Yorkshire Dales National Park
- Leeds (university city)
- York (historic cathedral city)

Distances

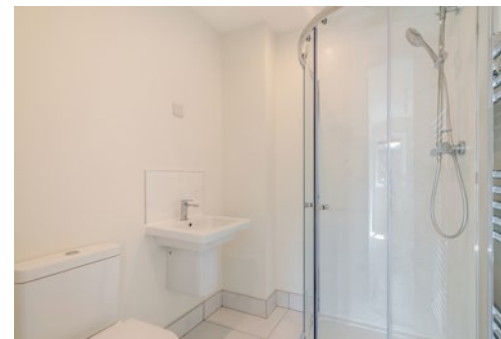
- A61 (Ripon Road) 0.5 mile
- Ripon 11.4 miles
- A1(M) (Junction 45) 11.7 miles
- Leeds Bradford Airport 12.7 miles
- Leeds 16.2 miles

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





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 chrome handles

Kitchen

- Bespoke handleless kitchen
- 20mm Solid Quartz 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 chrome 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.

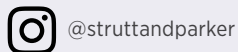
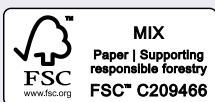
Harrogate

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