

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



2 DOUBLE BEDROOMS



2 EN SUITES



LARGE PRIVATE BALCONY



COMMUNAL ROOFTOP COURTYARD



LEASEHOLD



PRIME TOWN CENTRE



SECOND FLOOR GUIDE PRICE £450.000



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. Situated in a prominent corner position, this magnificent top floor apartment comprises a bright and airy 23ft open plan living, dining kitchen that has been designed with opulence in mind. The kitchen area is flanked with contemporary Shaker-style wall and base units in reed green 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 showstopping wrap around balcony 25ft private balcony. This tranquil retreat is the perfect place in which to relax and unwind whilst being bathed in south-westerly 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 to include generous principal bedroom with walk-in wardrobe and a contemporary en suite bathroom. The second bedroom offers views out to the balcony and is serviced by a modern bathroom. Completing the accommodation is the added convenience of a separate WC and 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: £2,005.36 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

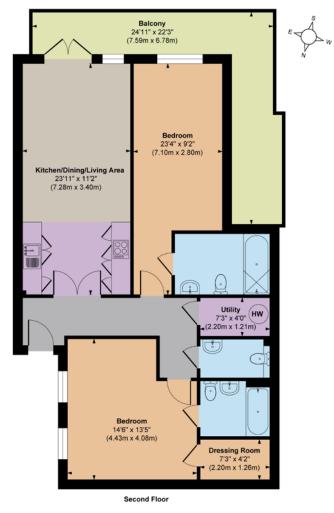
- Harrogate
- Hornbeam











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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 gold handles

Kitchen

Bespoke Shaker-style 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 gold finish Heated towel rails in all bathrooms Porcelanosa tiles Dual shower heads in shower enclosures

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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