









Apartment 6, Trinity House

31A Cambridge Street, Harrogate

Situated at the rear of the building, this bright and airy two-bedroom apartment provides a peaceful retreat.

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
	PARKING AVAILABLE TO PURCHASE		COMMUNAL ROOFTOP COURTYARD		LEASEHOLD
	PRIME TOWN CENTRE		FIRST FLOOR		GUIDE PRICE £400,000



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.

Conveniently located on the first floor Apartment 6 comprises a spacious 24ft open plan living, dining kitchen with a south-easterly facing Juliette balcony that floods the room with natural light, the perfect space for entertaining. The kitchen has been designed with opulence in mind and features contemporary wall and base Shaker-style units in a reed green with brushed gold handles, 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.

There are two well-proportioned double bedrooms to include the impressive 26ft principal bedroom with contemporary en suite shower room. Whilst the second bedroom is serviced by a modern bathroom. 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: £1,871.67 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

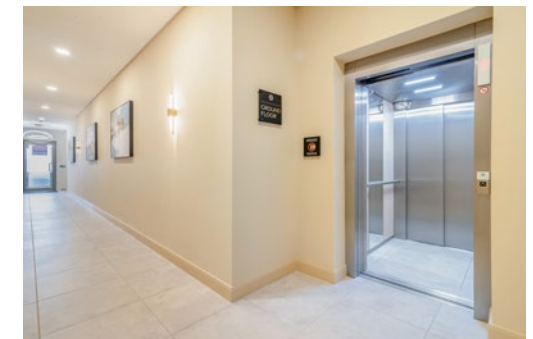
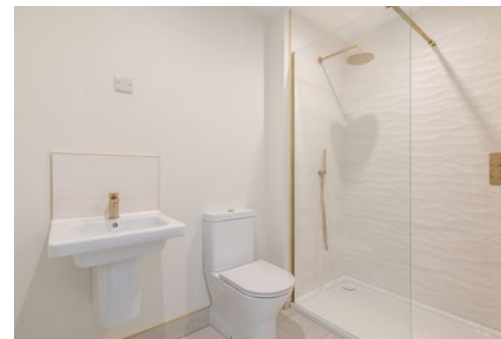
- A61 (Ripon Road) 0.5 mile
- Ripon 11.4 miles
- A1(M) (Junction 45) 11.7 miles
- Leeds Bradford Airport 12.7 miles
- Leeds 16.2 miles

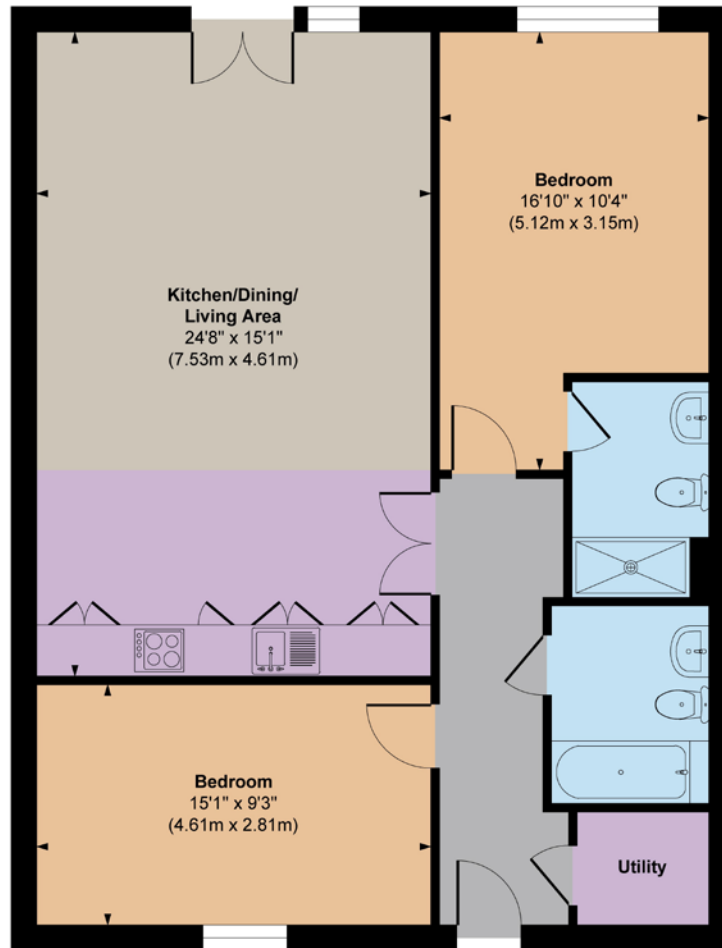
Nearby Schools

- 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





First Floor

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

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 glasswork 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
- 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.

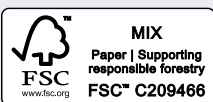
Harrogate

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