









Apartment 7, 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 EN SUITES
 PARKING AVAILABLE TO PURCHASE	 COMMUNAL ROOFTOP COURTYARD	 LEASEHOLD
 PRIME TOWN CENTRE	 FIRST FLOOR	 GUIDE PRICE £550,000



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 7 comprises a spacious 31ft open plan living, dining kitchen with a south-easterly facing Juliette balcony that floods the room with natural light, creating the perfect space for entertaining. The kitchen has been designed with opulence in mind and features contemporary wall and base Shaker-style units in indigo with brushed gold handles, complimentary 20mm solid Quartz worksurfaces and splashback, in an L-shaped providing plenty of storage and creating a division between the living and dining space. 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 dining area has ample space for a good-sized table and chairs, and the

living area offers plenty of room for multiple seating arrangements.

There are two well-proportioned king-sized, double bedrooms one of which is serviced by a contemporary en suite shower room and the second bedroom is 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 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: £2,533.44 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
- Ridding Park Spa
- Mercer Art Gallery
- RHS Garden Harlow Carr
- Nidderdale National Landscape
- Yorkshire Dales National Park
- Leeds (university city)
- York (historic cathedral city)

Distances

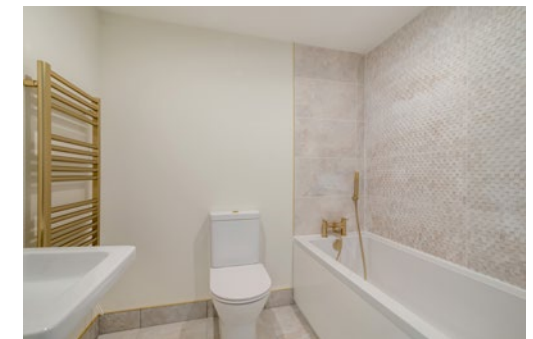
- A61 (Ripon Road) 0.5 mile
- Ripon 11.4 miles
- A1(M) (Junction 45) 11.7 miles
- Leeds Bradford Airport 12.7 miles
- Leeds 16.2 miles

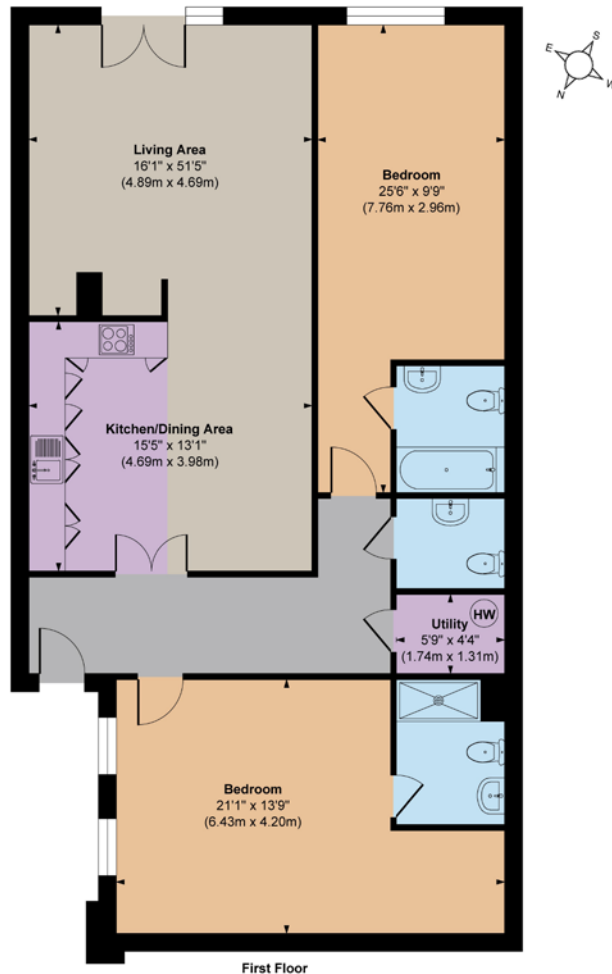
Nearby Schools

- 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





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 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
- 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.

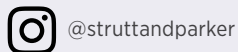
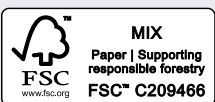
Harrogate

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