





Apartment 27, Wentworth Court


Beech Grove, Harrogate


A spacious mews apartment with private entrance, communal gardens, and residents parking.


Set in a prime location next to The Stray and close to the town centre, this attractive two-bedroom property forms part of the exclusive and desirable Wentworth Court development, one of the most sought-after in the town. It has been configured to provide an elegant, practical living and entertaining environment featuring quality fixtures and fittings and with neutral décor.


**OPEN PLAN LIVING**


**2 BEDROOMS**


**3 BATHROOMS**


**RESIDENTS PARKING**

**COMMUNAL GARDENS**

**LEASEHOLD**

**PRIME TOWN LOCATION**

**1,107 SQ FT (103 SQ M)**

**OFFERS OVER £450,000**

The property

Apartment 27 Wentworth Court is an attractive stone-faced detached property that sits adjacent to the main apartment block in a position akin to that of a gatehouse. It offers a total of 1,107 sq. ft of light-filled flexible accommodation arranged predominantly over a single floor. It has a new central heating boiler, recently been re-wired, new carpets fitted and a newly incorporated family bathroom,

A private pilastered and panelled front door opens into a ground-floor reception hall, which includes an interconnecting fitted utility and shower room. Stairs rise from the hall to the main accommodation, which flows from a central hallway. This leads to a brand new modern family bathroom with a bath and shower over, and onto a spacious open plan kitchen/dining/living room positioned at the heart of the home.

The kitchen features windows to two opposing aspects, exposed engineered wood flooring, and a

range of contemporary wall and base units with granite worksurfaces, including a large central island with a breakfast bar. There are modern integrated appliances to include an electric hob, double oven, fridge-freezer and dishwasher. The dining and living space, configurable to the purchasers' own requirements, has space for a sizeable table and separate seating area.

A door from the living area opens to the L-shaped principal bedroom with fitted, sliding mirrored door wardrobes and a fully tiled Travertine marble en suite shower room with rain shower. Back across the living space, a separate door opens from the kitchen area to a generous second, double bedroom. This room has extensive fitted mirrored wardrobes that reflect the natural light admitted by the windows to two aspects with views out to the communal gardens and the green spaces of West Park Stray beyond.



Location

The property is located just a few yards from the centre of the historic and popular spa town of Harrogate with views across the green space of West Park. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus a number of supermarkets, and a choice of superb schools – both state and independent.

The area is well connected by road, with the A1(M) approximately eight miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross in three hours.

The property is situated close to the beautiful RHS Harlow Carr gardens, while golf is available at Pannal Golf Club. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.

Outside

Occupying a standalone position adjacent to Wentworth Court's main apartment block, Apartment 27 is approached over a shared driveway leading to the resident and visitor parking spaces. The apartment building is set in well-kept grounds with paved and gravel courtyard gardens and colourful flowerbed and shrubs borders with numerous seating areas for resident use and enjoy lovely views over West Park Stray.



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)

Nearby Stations

- Harrogate

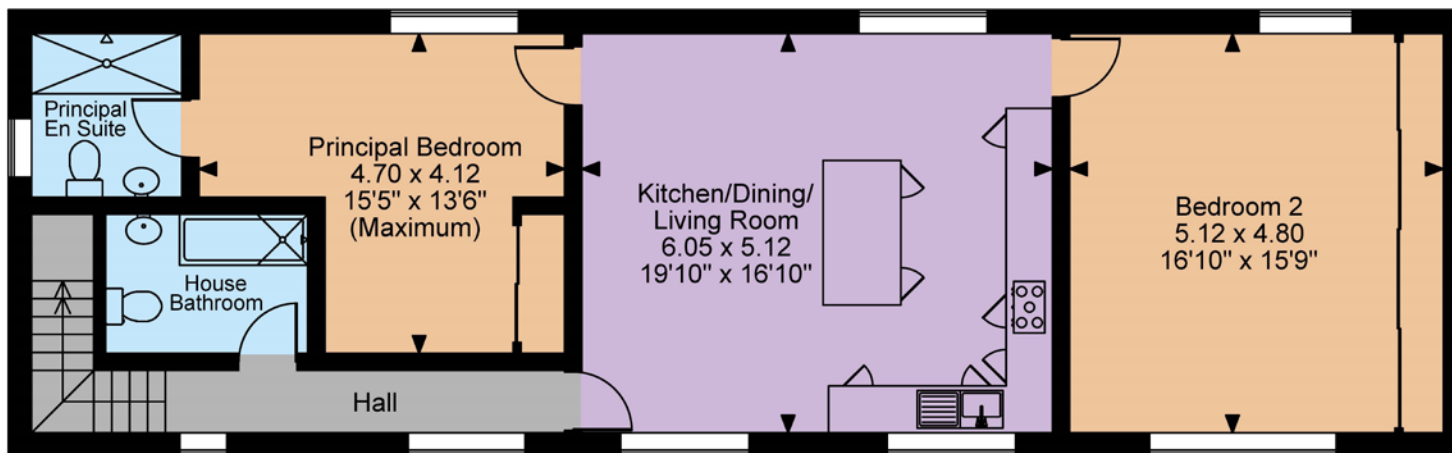
Nearby Schools

- 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

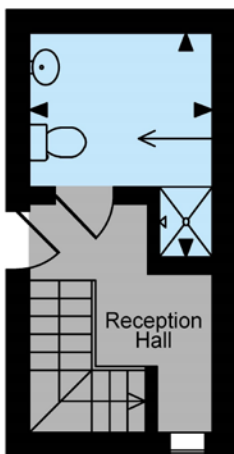
Distances

- Ripon 13 miles
- York 22.6 miles
- Knaresborough 4.4 miles
- Leeds Bradford Airport 12 miles
- Leeds 16 miles





First Floor



Utility
2.87 x 2.35
9'5" x 7'9"
(Maximum)



The position & size of doors, windows, appliances and other features are approximate only.
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Ground Floor

Floorplans

Main House internal area 1,107 sq ft (103 sq m)

For identification purposes only.

Directions

HG2 0EL

what3words: ///launch.cool.crown

General

Local Authority: North Yorkshire County Council

Services: Mains gas, electricity and water. Centrally heated. With a new central heating boiler, re-wire and new carpets.

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

Council Tax: Band D

EPC Rating: D

Leasehold: 999 years from 1 April 1973

Agents notes: A service charge is payable of approximately £1,200 per annum.

Subletting / renting of the property is permitted.

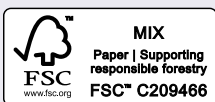
Pets are allowed

Harrogate

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