

Apartment 17, Royal Baths II
Montpellier Road, Harrogate



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stylish, modern 3-bedroom apartment on the first floor, in a sought-after setting in the historic Montpellier Quarter.

A spacious and beautifully appointed modern apartment on the first floor of a sought-after building in the heart of Harrogate's beautiful conservation area. The apartment features spacious, open living with plenty of natural light throughout, neutral décor and high-quality contemporary fittings, while the building is set in well-maintained communal grounds and lies just moments from the town centre.



OPEN PLAN



3 BEDROOMS



2 BATHROOMS



ALLOCATED PARKING



4 BALCONIES



FIRST FLOOR WITH LIFT



PRIME TOWN CENTRE LOCATION



**1,498 SQ FT
(139 SQ M)**



**OFFERS OVER
£500,000**



The property

This stunning contemporary apartment features three bedrooms and stylish, airy accommodation, all in a highly desirable location in a modern, luxury apartment building. The apartment is situated on the first floor of the building and can be accessed via a lift from the well-kept communal hallway, or via stairs. Inside, there is a spacious hallway with oak flooring and recessed LED lighting, which extends throughout the apartment, as well as a fitted storage cupboard and an entry phone system. The hallway leads to the generously proportioned reception room with its sitting area and dining area, which is an ideal space for entertaining guests or simply relaxing as a family, and features glass doors welcoming plenty of natural light and opening onto balcony areas, which overlook the charming Montpellier Quarter.

Adjoining the reception room is a galley kitchen with sliding glass doors, which has tiled flooring, fitted units to base and wall levels, granite worktops and

integrated appliances, including an oven, an AEG microwave, an induction hob with an overhead extractor hood, a washer/dryer, a dishwasher and a fridge/freezer.

The three well-presented double bedrooms are of similar proportions, each carpeted and two are fitted with built-in wardrobes. The principal bedroom has an en suite shower room with mosaic tiling, a heated chrome towel rail, a floating WC and washbasin and a large shower unit, while the other two bedrooms each have dual glass doors opening onto east-facing balconies. The apartment also has a family bathroom with floor-to-ceiling tiling, a designer suite, a large mounted wall mirror and a heated towel rail, as well as an over-bath shower.



Outside

The apartment building has well-maintained landscaped gardens with paved pathways and beds stocked with various established shrubs and border box hedging, as well as several mature trees. There is a security controlled entrance into the attractive shared hallway, with its access to the elevator as well as to the staircase, leading to the upper levels. The residents also have a secure underground parking garage with an allocated space.

Location

The property is located in the sought-after Montpellier Quarter which is home to many exclusive independent shops, health and beauty salons, pavement cafes, bars, award-winning restaurants and the world-famous Betty's Tea Rooms. On the doorstep is the beautiful Valley Gardens, 17 acres of English Heritage Grade II listed park-land and you are just moments from the centre of the historic and popular spa town. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities plus several supermarkets.

The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is within easy reach as well as the beautiful RHS Harlow Carr gardens. For golf enthusiasts, there are many clubs in the area including Pannal Golf Club, Oakdale Golf Club, Harrogate Golf Club and Rudding Park Golf Club.

For the commuter the property is well connected by road, with the A1(M) just 10 miles from the property, offering easy access to the north and south. There is a train station at Hornbeam Park to connect with the mainline stations at Leeds or York. While Harrogate mainline station offers direct services to London Kings Cross in three hours. Leeds Bradford International Airport is approximately 11 miles and offers both domestic and international flights.

There are several highly regarded local primary and secondary schools both private and state nearby. Including Rossett School, Ashville College and Harrogate Grammar School.



Distances

- Harrogate town centre 0.1 miles
- Knaresborough 3.9 miles
- Wetherby 9.4 miles
- Ripon 11.5 miles
- Leeds 16 miles

Key Locations

- Royal Pump Room Museum
- Bettys Café Tea Rooms
- Valley Gardens
- Mercer Art Gallery
- Harrogate Turkish Baths
- Ripley Castle
- Knaresborough Castle & Museum
- Mother Shipton's Cave
- Fountains Abbey & Studley Royal

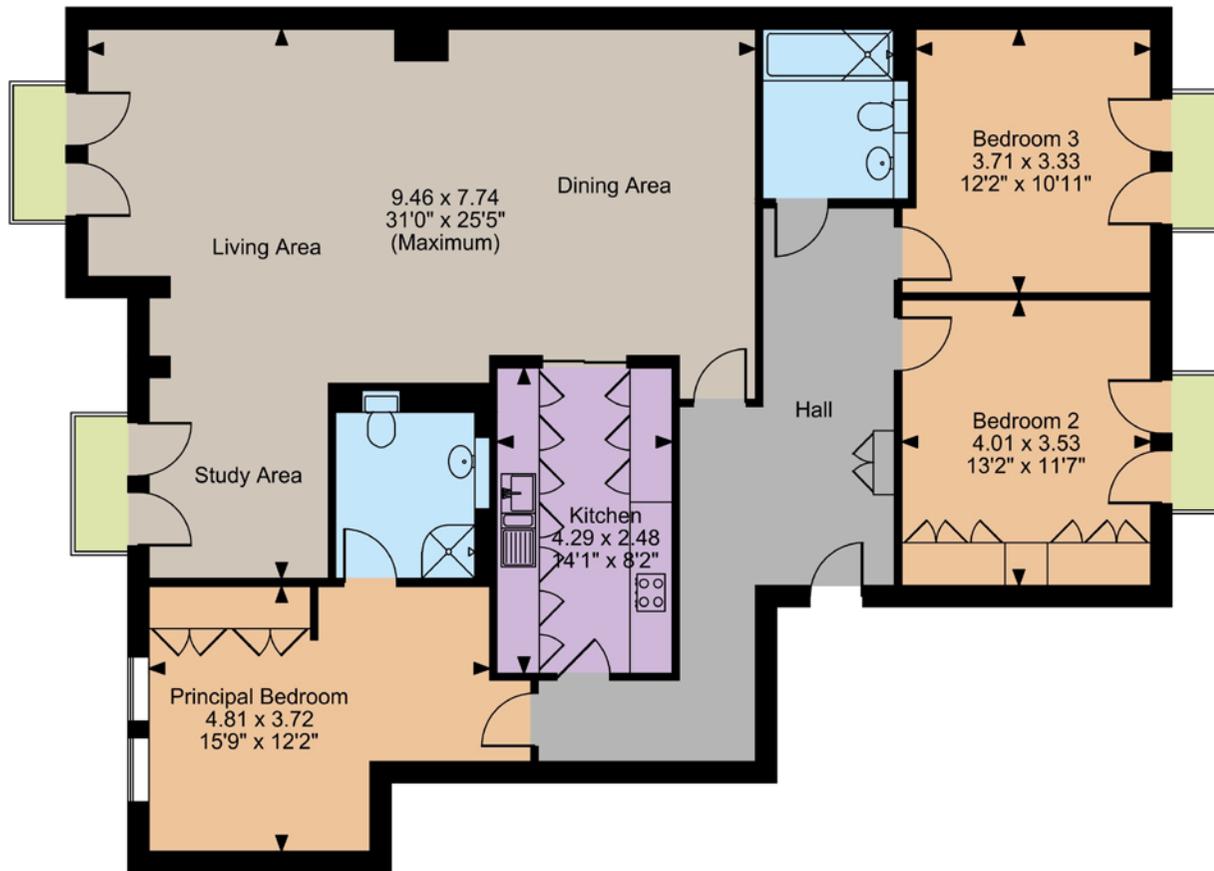
Nearby Schools

- Rossett Acre Primary School
- Rossett School
- Ashville College
- Brackenfield
- Harrogate Ladies' College
- Harrogate Grammar School
- Oatlands Infant School
- Oatlands Community Junior School
- Pannal Primary School
- St Peter's CofE Primary School
- Western Primary School
- St Aidan's CofE High School

Nearby Stations

- Harrogate





First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Floorplans

Internal area 1,498 sq ft (139 sq m)

For identification purposes only.

Directions

HG1 2EG

what3words: ///shell.drift.lodge

General

Local Authority: North Yorkshire County Council

Services: Mains water, electrics and drainage.

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

Council Tax: Band G

EPC Rating: B

Tenure: Leasehold - 999 years from 23rd February 2001

Service Charge: £2,865 biannually

Ground Rent: £674 per annum

Harrogate

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