



LAST TWO
REMAINING LUXURY
APARTMENTS

Apartment 5, Beechwoods

Oatlands Drive Harrogate

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious, well-appointed first floor apartment with a private balcony.

Beechwoods is a remarkable residential development comprising of 10 luxury apartments and an individual lodge. All of which have been built to a superb specification with an exceptionally high standard of finish throughout and set within delightful private landscaped grounds in a sought-after location close to the town centre.



**2/3
RECEPTION
ROOMS**



**2/3
BEDROOMS**



2 BATHROOMS



**2 PARKING
SPACES & EV
CHARGING**



**LANDSCAPED
COMMUNAL
GARDENS**



LEASEHOLD



**PRIME
LOCATION**



**1,447 SQ FT
(134 SQ M)**



**GUIDE PRICE
£825,000**



The property

Apartment five, is a beautifully appointed apartment based on the first floor of this prestigious development. It offers generous and flexible living accommodation that flows from a welcoming reception hall with built in storage (one of which houses the hot water tank) and porcelain tiled flooring that continues seamlessly to the kitchen and practical utility room.

The splendid breakfast kitchen features a Mackintosh kitchen with fitted wall and base units, integrated appliances and a breakfast bar area. A set of double French doors leads out to the private balcony. A substantial 22ft dining/reception room features a large bay window that floods the room with natural light, also with access to the private balcony, this space is perfect for family and entertaining.

There are three generous double bedrooms including the principal suite with walk-in wardrobe by Hammonds and contemporary en suite bathroom with separate bath and walk-in shower enclosure.

Bedrooms two and three share an impressive Jack and Jill shower room, with bedroom two also having a walk-in wardrobe. The principal bedroom and bedroom two each feature a Juliet balcony. Completing the accommodation is a separate cloakroom.

Outside

Set within delightful, landscaped communal grounds which features multiple seating areas, Beechwood House is approached via an electrically controlled gated entrance that leads to the residents and visitors parking, and secure covered cycle store.

Apartment five has two dedicated parking spaces and its own electric vehicle charging point. It also benefits from a private terrace, perfect for sitting back and unwinding or enjoying a mid-summers evening drink with neighbours or family.



Location

Superbly located in one of Harrogate's most sought-after residential addresses, Beechwoods is within walking distance of Harrogate town centre, with its array of shops, cafes, restaurants and other amenities, including the Victoria Shopping Centre and Harrogate Theatre. It is also located close to the Marks & Spencer Food Hall, providing a convenient outlet for grocery shopping and other daily essentials.

Beechwoods is only a stone's throw away from Hornbeam Park Railway Station, where regular services to Leeds and York are available, and several excellent primary and secondary schools are nearby. The property lies close to the major road network, including the A61 and A59, which also provide easy access to Leeds and York, and the A1(M) motorway is only a 20-minute drive away, offering further connections both north and south.

Leeds Bradford Airport is approximately 12 miles away, from which domestic and international flights are available.

For leisure activities, Harrogate provides a gateway to the Yorkshire Dales National Park and all the walking, cycling and sightseeing opportunities for which it is renowned. More locally, Harrogate boasts several popular golf courses, gyms and spa facilities and caters to a wide range of other recreational interests.



Specification

Kitchen

- Mackintosh framed Shaker-style kitchen with Silestone worktop
- LED plinth lighting
- Chrome 1.5 bowl sink & boiling water tap
- All appliances by Siemens to include oven, combination oven, warming drawer, extractor hob, fridge/freezer, dishwasher & wine cooler
- Separate utility room with laminate worktop, stainless steel sink, mixer tap, spaces for washing machine & tumble dryer

En Suites

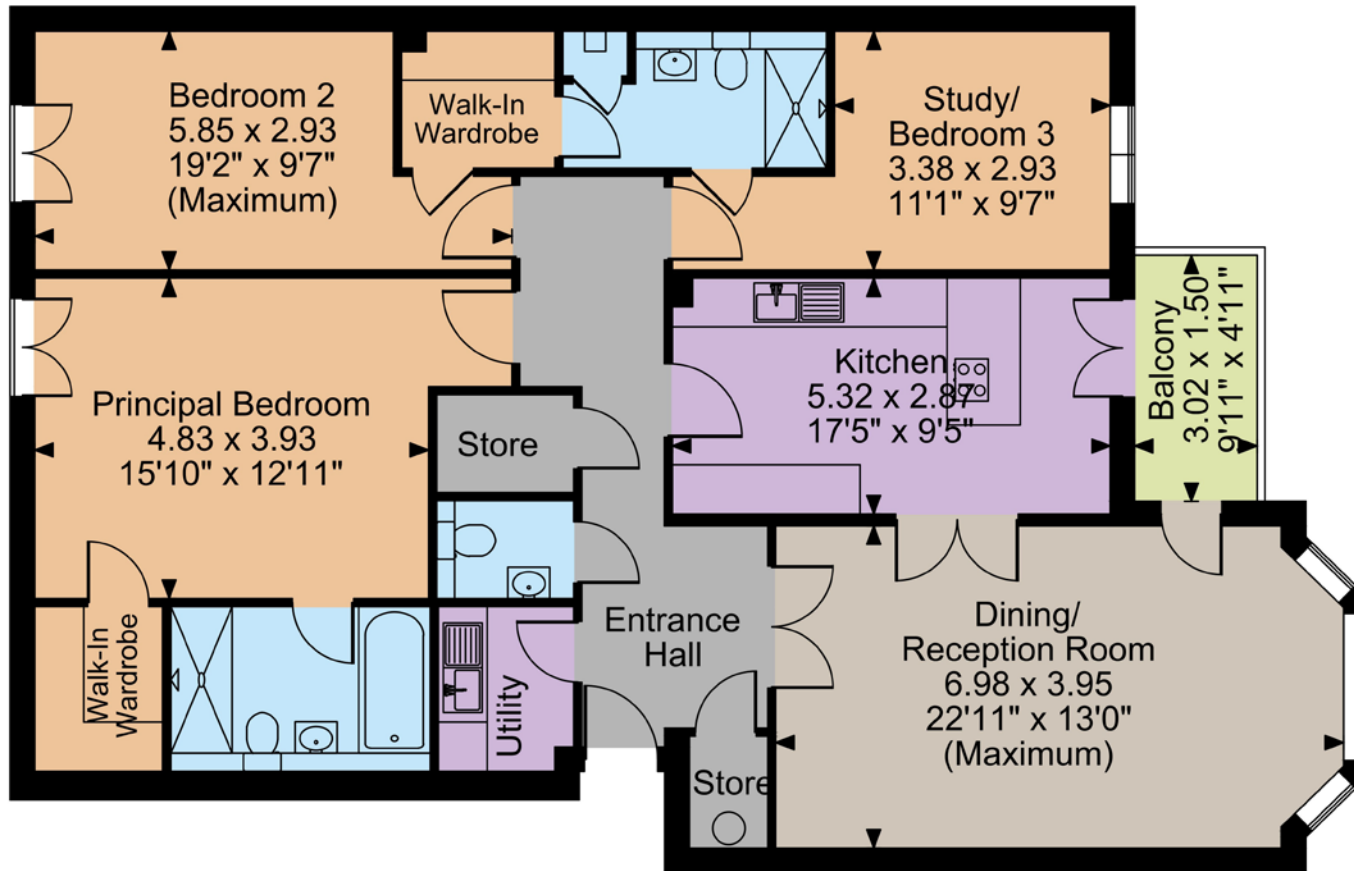
- Duravit sanitaryware including wall hung toilet, wash hand basin with vanity drawer unit
- Hansgrohe chrome fittings to showers, wash hand basins & bath

- Porcelanosa floor and wall tiling
- Recessed alcoves with feature LED lighting
- Overhead & hand-held showers in all shower enclosures & additional hand-held shower to bath
- LED plinth lighting below bath
- Thermostatically controlled electric underfloor heating
- Dual fuel heated towel rail
- Heated mirrors
- Shaver point

Finishes

- Oak veneered glazed or panelled doors with satin chrome levered handles & hinges throughout
- Porcelain tiled floor in hallway, kitchen & utility room
- Hammonds fitted wardrobes & walk-in wardrobes





Floorplans

Apartment 5 internal area 1,447 sq. ft (134 sq. m)

Terrace external area = 175 sq. ft (16 sq. m)

For identification purposes only.

Directions

HG2 8JT - [///what3words custom.bells.legend](https://what3words.custom.bells.legend)

General

Local Authority: North Yorkshire County Council

Services: Mains gas, electric and drainage. Gas central heating

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

Council Tax: TBC

EPC Rating: B

Leasehold of 999 years with a service charge of approximately £2,785 per annum, per apartment

Residents of Beechwoods can look forward to a 10-year structural warranty, ensuring quality and peace of mind

8 person lift serving all floors

Audio visual intercom system

Electrical key fob operated vehicle entrance gate

Separate pedestrian entrance gate

Covered bin and cycle stores

Individual apartment letter boxes within ground floor entrance hallway

Attractive landscaped grounds including paths leading to a number of communal seating areas

Harrogate

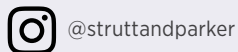
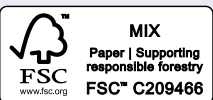
9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com

struttandparker.com

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