

# 12 Stray Court

Princes Villa Road, Harrogate




**STRUTT  
& PARKER**


BNP PARIBAS GROUP



An attractive spacious three bedroom third-floor apartment located in a sought-after area of the town.


An attractive apartment forming part of an exclusive and desirable purpose-built development and featuring quality fixtures and fittings and elegant neutral décor throughout. It is in a popular location of the town, overlooking The Stray and within striking distance of local amenities and the station.


**1 RECEPTION ROOMS**


**3 BEDROOMS**


**2 BATHROOMS**


**PRIVATE PARKING**

**VIEWS OUT TO THE STRAY**

**LEASEHOLD**

**PRIME TOWN LOCATION**

**1,450 SQ FT (135 SQ M )**

**OFFERS OVER £700,000**



The property

Stray Court is an exclusive purpose-built apartment development with a lift, one of the most sought-after in the town thanks to its highly convenient position overlooking The Stray. Apartment 12 has recently been refurbished to a high standard is now a well-appointed three double bedroom property situated on the third floor. Having large picture sized windows throughout, it allows the natural sunlight to flood in creating a lovely light-filled apartment and with 1,690 sq. ft of accommodation it provides both generous and flexible living space over a single floor.

The property provides neutral décor, quality fixtures and fittings, including Dimplex electric radiators, Duravit sanitaryware and Grohe chrome fittings to the shower, wash hand basin and bath, as well as Bosch integral kitchen appliances, the whole combining to provide an elegant and practical living and entertaining environment.

Approached though a communal entrance hall with an automated entry 'phone system, the accommodation

flows from a spacious central reception hall with built in storage cupboard which has the space and plumbing for both a washing machine and tumble dryer as well as further storage space. All the accommodation can be accessed from the main reception hall, which briefly comprises a generous sitting room with wonderful panoramic views of The Stray, a glazed door opens onto a private balcony, ideal for entertaining and al fresco dining. The sitting room opens into the kitchen/dining room where the superb views of The Stray continue, fitted with a range of contemporary wall and base units including a large central island with a breakfast/dining bar, complementary quartz work surfaces and splashbacks as well as modern integrated appliances.

The accommodation is completed by a spacious and light filled principal bedroom and ensuite shower room, also having the panoramic views of The Stray, two further generous double bedrooms, both with built-in storage, a fully tiled family bathroom with a free-standing bath and separate shower enclosure as well as a further fully tiled cloakroom.



## Outside

Stray Court is approached over a shared block-paved driveway leading to resident and visitor parking spaces and a covered parking area with a space allocated to the property.

## Location

The property is situated in a fashionable Conservation Area in the historic spa town of Harrogate. Popular as a base from which to explore the Yorkshire Dales, the town has a shopping centre, arcade, independent retailers, supermarkets, the world-renowned Bettys Café Tea Rooms, numerous sporting clubs and five local golf courses.

The mediaeval cathedral city of Ripon, set on the fringes of the Nidderdale National Landscape, is set around a large market square that fills with stalls every Thursday.

Communications links are excellent: the A1(M) gives easy access to both the north and south of the country, and Harrogate train station (0.4 mile) offers regular services to major regional centres and London Kings Cross in around three hours.



## Distances

- Harrogate 1 mile
- Ripon 14.6 miles
- Leeds 16 miles

## 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
- Brimham Rocks
- Nidderdale National Landscape
- Yorkshire Dales National Landscape
- Howardian Hills National Landscape

## Nearby Schools

- Grove Road Community Primary School
- St. Peter's CofE Primary School
- St. Aidan's CofE High School
- Bilton Grange Primary School
- St. Robert's Catholic Primary School
- Coppice Valley Primary School
- Harrogate High School
- Richard Taylor CofE Primary School
- St. Joseph's Catholic Primary School
- Western Primary School
- Oatlands Infant School
- Harrogate Ladies' College
- Harrogate Grammar School

## Nearby Stations

- Harrogate
- Hornbeam Park
- Starbeck





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

House internal area 1,450 sq ft (135 sq m)

Balcony area 50 sq m (5 sq m)

For identification purposes only.

## Directions

HG1 5RJ

**what3words:** ///snow.vague.trunk - brings you to the property

## General

Local Authority: North Yorkshire County Council

Services: Mains electric, water and drainage

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

Leasehold: 999 year lease from 30th December 1988 with a share of the freehold.

Service Charges: £1,600 pa

Council Tax: Band C

EPC Rating: C

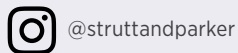
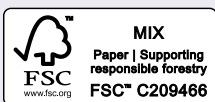
## Harrogate

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