Apartment 6, Lambert House

108 Station Parade, Harrogate

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STRUTT &PARKER

BNP PARIBAS GROUP

# Apartment 6
# Lambert House
# 108 Station Parade
# Harrogate HG1 1

A stunning two-bedroom duplex apartment that is beautifully presented to a luxurious standard situated in the heart of Harrogate town centre, with private car parking.

Harrogate mainline station 0.4 miles (3 hours to London Kings Cross), Ripon 11 miles, Leeds 15 miles, York 20 miles, A1(M) (Jct 47) 7.7 miles Leeds Bradford airport 11.9 miles

Private entrance hallway | Open plan living/ kitchen/dining | Private balcony | Principal bedroom with en-suite | Second bedroom Bathroom | Lift | Secure off street parking

EPC Rating B

## The property

Lambert House is one Harrogate's landmark developments, with stunning interiors and presented to a high specification. Situated in the heart of Harrogate town centre and nearby Stray.

Apartment 6 is located on the first floor and is accessed via a beautifully welcoming communal foyer and lift. There is a Praxton high-res video door entry to allow guests entry to the property. As you enter the stylish apartment there is a storage cupboard and a under-stair storage cupboard. The kitchen dining area features a private balcony and has Holt Oak - Herringbone engineered flooring which also leads into the separate living room and stairs to the upper floor.

The contemporary white kitchen comprises a range of handle less wall and base units with soft closing doors and draws, custom quartz square-edge worktops, Bosch electric fan oven, induction hob and extractor, Bosch integrated fridge/ freezer, Hansgrohe/Grohe German mixer taps and High quality inset stainless steel sink. The generous principal bedroom fitted with Brinton's Bell Twist neutral tone wool carpet also enjoys a luxury en-suite bathroom with sky light. Off the hall way there is also a second double bedroom and a contemporary bathroom which features a Villeroy & Boch rain head shower, bath and sink with Hansgrohe brassware, vanity storage draw, a wall-hung mirror with lighting and shave point and underfloor heating.

## Outside

The property has its own outdoor private balcony, perfect for sitting outdoors and relaxing. The secure parking space is on the ground floor and is accessed via the main communal entrance hallway with the car park entrance to the side of the development.

## Location

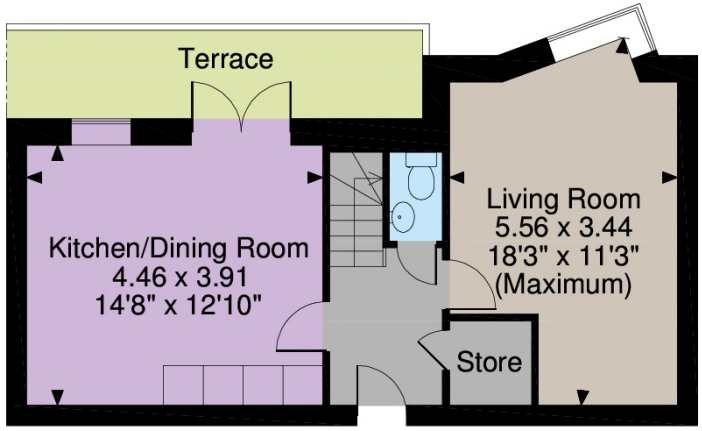
The property is located just moments from the centre of the historic and popular spa town of Harrogate. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus a number of supermarkets, and a choice of superb schools – both state and independent including the outstanding-rated Harrogate Grammar School and the independent Harrogate Ladies' College and Ashville College. The area is well connected by road, with the A1(M) just 10 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 200 acre famous Harrogate Stray is a stone's throw from the development offering invaluable open space providing greenery and sanctuary in such a unique way.

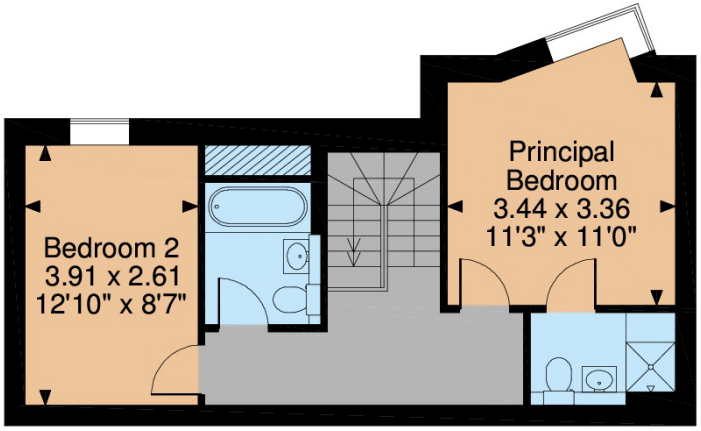
## Agents note

Some CGI images in the brochure.

# Lambert house
## Apartment 6 internal area 910 sq ft (85 sq m)
## Terrace external area 90 sq ft (8 sq m)




First Floor




Second 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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## Directions

The development is located in the town centre towards the end of Station Parade.

## General

**Local Authority:** North Yorkshire County Council
**Services:** Mains electric, mains water, mains drainage
**Council Tax:** D
**Tenure:** Leasehold of 250 years from 2023
**Guide Price:** £390,000
**Service charge**: £2,002 per annum
**Mobile phone coverage**: Information can be found here https://checker.ofcom.org.uk/


## Harrogate

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Over 50 offices across England and Scotland, including Prime Central London


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