

Flat 3, 26 Rutland Drive, Harrogate, HG1 2NS

Key Features

- Beautifully presented apartment
- Just over 1,000 sq.ft. of accomodation
- Communal entrance with one other apartment
- Vaulted ceilings and exposed beams
- Modern kitchen with integrated appliances
- Spacious lounge/dining room
- Two generous double bedrooms
- Ensuite bathroom and separate shower room
- Highly sought after location
- NO ONWARD CHAIN







A stunning and characterful second floor two double bedroom apartment plus occasional bedroom three with two bathrooms, in the heart of the Duchy area of Harrogate.











Apartment 3 is approached via a staircase to the side of this period building to a shared communal entrance with one other apartment. A staircase then leads to the second floor and a glass panelled door to the apartment.
The apartment has the advantage of a private hallway/lobby with a useful storage cupboard and Velux window and an archway leading to an occasional room, currently used as a study/bedroom three, with a further Velux window with a built in blind. The gas central heating boiler is housed in a cupboard in this room.

Stairs lead to the kitchen which is fitted with a range of modern cream wall and base units, complimenting wood effect worktops, an integrated fridge/freezer, a gas hob, electric oven, washer/dryer and there is a slimline dishwasher.
The living/dining room is a particularly lovely space with a vaulted ceiling, exposed beams, sash style windows and an electric fire with a marble hearth.

There are two generous double bedrooms, both with vaulted ceilings and sash style windows. One of the bedrooms has the benefit of a modern ensuite bathroom with travertine tiling and there is an additional shower room with a walk in shower and travertine tiling.

Rutland Drive is situated within the prestigious Duchy estate, a sought-after position within walking distance of Harrogate town centre and close to Valley Gardens and nearby beautiful open countryside. Harrogate serves as a cultural hub with boutique shops, galleries and international festivals. There are a number of diverse restaurants catering for a wide range of tastes and budgets, from quaint tearooms to upscale restaurants.

We have been advised by the vendor that there is an annual ground rent of £10 and a monthly service charge of £120. There are approximately 965 years remaining on the lease and the owner will receive a share of the freehold.

SERVICES: We are advised that the property has mains water, electricity, drainage and gas.

The information in relation to the length of lease, service charge and ground rent has been confirmed by our vendors. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

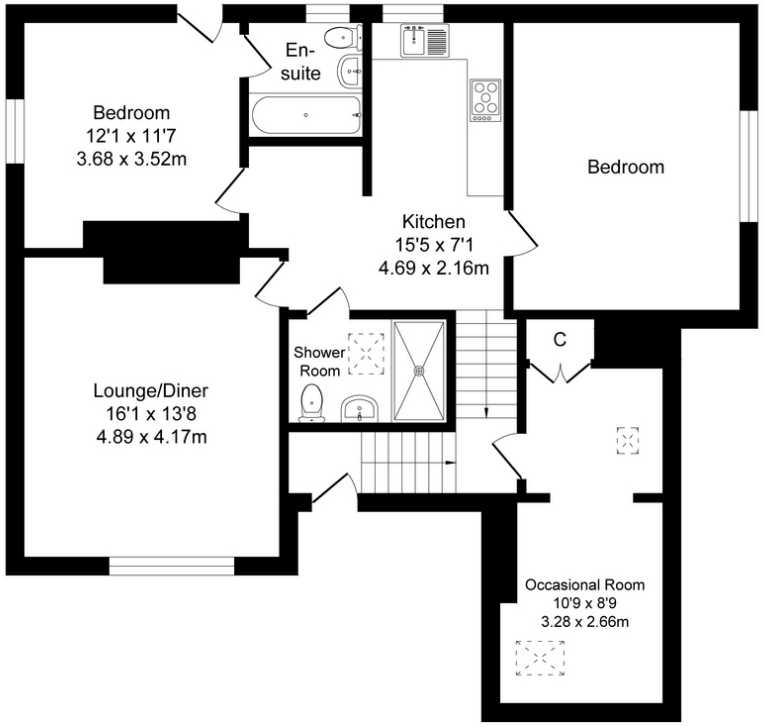




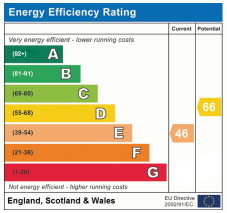
Rutland Drive, Harrogate

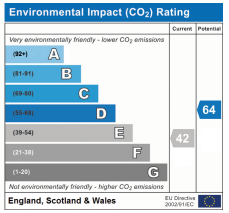
Total Approx. Floor Area 1070 Sq.ft. (99.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Top Floor
Approx. Floor
Area 1070 Sq.Ft
(99.4 Sq.M.)





Tenure Type: Leasehold

Council Tax Band: C

Council Authority: North Yorkshire Council

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