



4 THE OLD POLICE STATION
Harrogate

Carter Jonas

APARTMENT 4 THE OLD POLICE STATION, NORTH PARK ROAD, HARROGATE, HG1 5DY

Ground floor apartment · Well presented modern interior · Two double bedrooms · Two bathrooms · Two parking spaces · Communal garden area · Town centre location · Secure gated development

In 2015 this iconic town centre building was extensively refurbished to create a collection of individual apartments and houses. Occupying a fantastic position in the heart of Harrogate, within a short walk of the town centre shops, bars and restaurants, as well as being close to well-regarded transport links and the famous Stray.

With a private entrance hall off the main communal lobby and secure video entry for the main electric gate, this apartment presents impressive, stylish accommodation, fitted throughout with oak internal doors and with gas fired central heating. A modern layout, yet retaining some traditional features such as ceiling cornice and magnificent arched windows that flood the open plan living space with light. There is dark walnut effect wooden flooring and ample natural light throughout. This room incorporates a high specification kitchen with integrated appliances, Silestone work surfaces with breakfast bar, as well as being large enough to accommodate a dining space. The principal bedroom boasts excellent en-suite facilities having a bath, separate shower and under floor heating. The second bedroom is a well-proportioned double with views over the rear communal garden. The modern separate shower room, also with under floor heating.

The Old Police Station is situated in a prime location and is within walking distance of The Stray and the town centre with it's excellent shopping facilities, renowned schools, beautiful parks and Bettys Café Tea Room. The property also benefits from easy access to the business centres of Leeds, Bradford and York and provides frequent services to London Kings Cross and Edinburgh.

APARTMENT 4 THE OLD POLICE STATION IS A DESIRABLE TWO BEDROOM AND TWO BATHROOM GROUND FLOOR APARTMENT, WHICH FORMS PART OF THIS ICONIC GATED TOWN CENTRE DEVELOPMENT, WITH THE ADVANTAGE OF TWO PARKING SPACES AND COMMUNAL GARDEN.



ADDITIONAL INFORMATION

Tenure: Leasehold with approximately 990 years remaining.

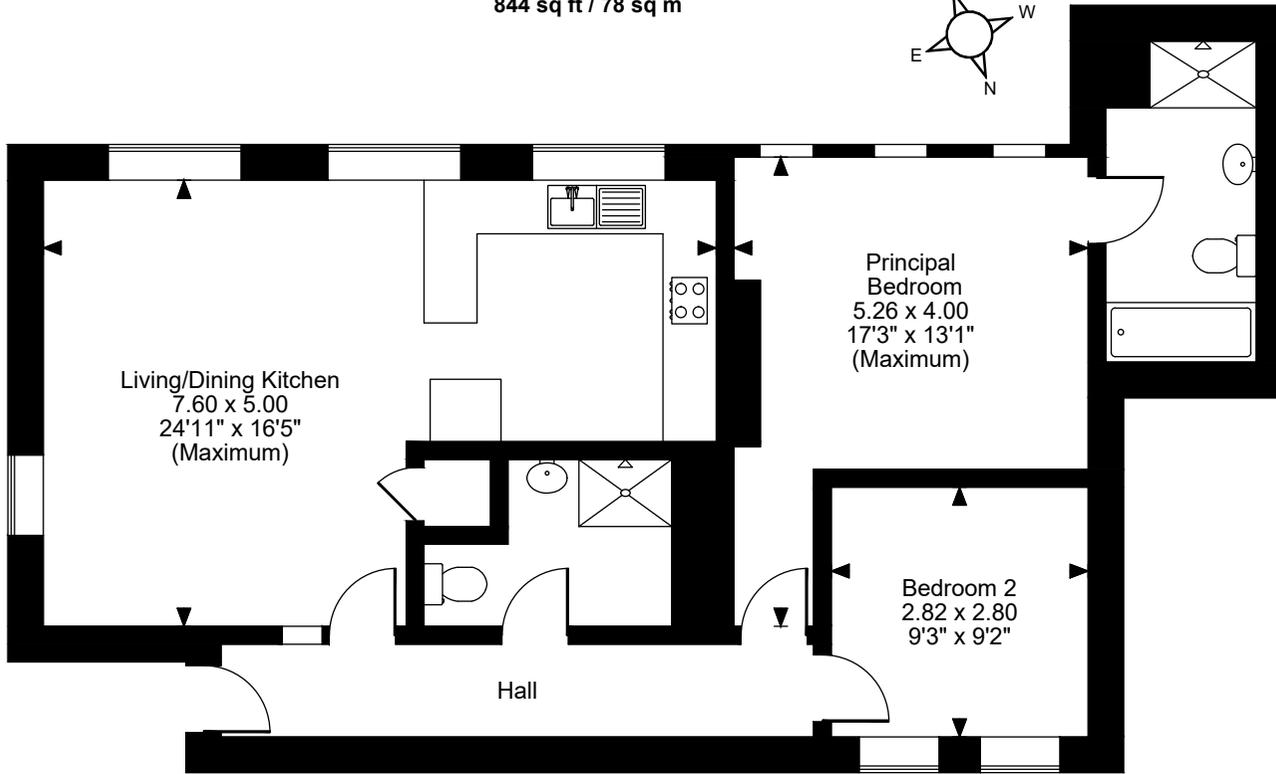
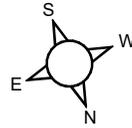
Service Charge: Circa £180 per month including buildings insurance, upkeep of common parts, electric gates and gardens.

Viewing: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG1 5DY: Proceed over Station Bridge from Station Parade and cross over the roundabout into North Park Road where the Old Police Station can be found on the left hand side.



4 The Old Police Station, Harrogate
Approximate Gross Internal Area
844 sq ft / 78 sq m



Ground 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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | |

Harrogate & Leeds 01423 523423

Harrogate@carterjonas.co.uk

Regent House, Albert St, Harrogate HG1 1JX

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