



FLAT 5, 60 KENT ROAD
Harrogate

Carter Jonas

FLAT 5, 60 KENT ROAD, HARROGATE, HG1 2EU

AN IMPRESSIVE PENTHOUSE APARTMENT EXTENDING TO OVER 1,400 SQFT WITH 2 DOUBLE BEDROOMS AND A FABULOUS DOUBLE HEIGHT RECEPTION ROOM WITH BI-FOLDING DOORS TO A WONDERFUL SUN TERRACE WITH INCREDIBLE FAR REACHING VIEWS.

Modern penthouse apartment · Impressive period property · Two double bedrooms · Two bathrooms
Breakfast kitchen · Double height sitting/dining room
Roof terrace · Incredible far reaching views · Private allocated parking · No onward chain · Peaceful location within walking distance to town centre

Flat 5, 60 Kent Road enjoys excellent privacy and is conveniently situated close to the centre of Harrogate, whilst also being close to Oakdale Golf Club and attractive open countryside.

Entered on the first floor, this superb two bedroom penthouse apartment offers stylish and beautifully appointed accommodation with an impressive vaulted sitting/dining room featuring bi-folding doors to the terrace providing excellent entertaining space with far reaching rural views. There is a modern breakfast kitchen, a large principal bedroom with an en suite shower room, a good sized second double bedroom and a contemporary house bathroom.

The apartment features many designer and high quality fittings and forms part of an imposing detached residence in the sought after Duchy area of Harrogate, standing in its own sizeable private grounds and benefits from two private allocated parking spaces to the rear of the building.



ADDITIONAL INFORMATION

NO ONWARD CHAIN

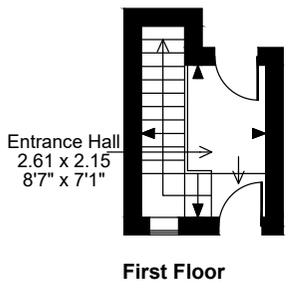
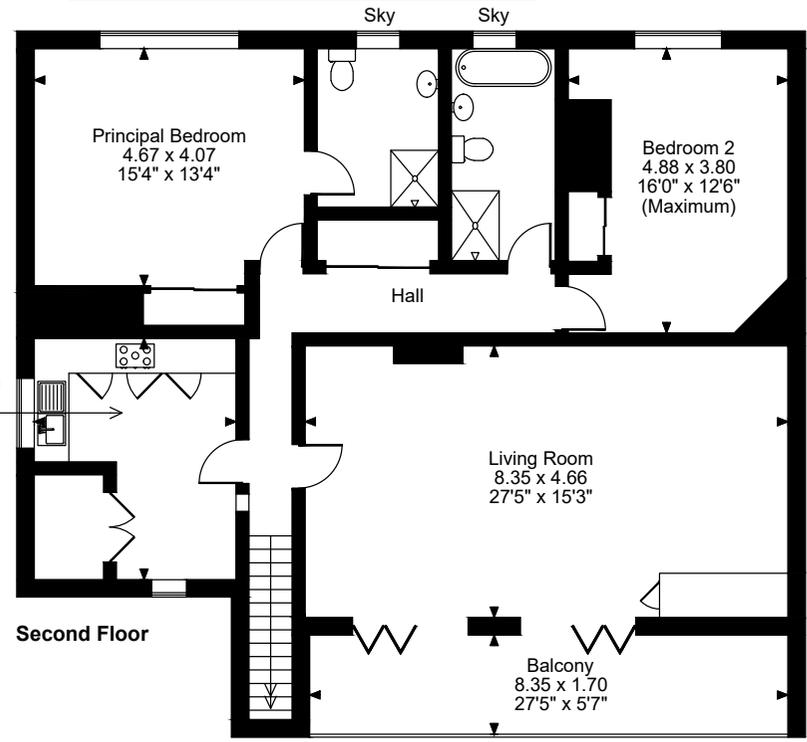
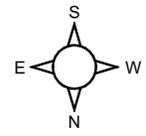
Tenure: 999 years with a share of the freehold.
Maintenance charges are £100 per month which includes buildings insurance.

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

Directions - HG1 2EU: From Harrogate town centre, leave via Parliament Street and along Ripon Road out of Harrogate. Turn left into Kent Road just over the brow of the hill. Follow Kent Road to Number 60 which is on the right hand side marked by a Carter Jonas for sale board.



Flat 5, 60 Kent Road, Harrogate
Approximate Gross Internal Area
Main House = 1,409 sq ft / 131 sq m
Balcony external area = 151 sq ft / 14 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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