



28 Victoria Avenue, Harrogate, HG1 5PR

- NO ONWARD CHAIN
- Ground and lower ground floors of a beautifully converted Victorian building.
- Two spacious reception rooms, perfect for both formal entertaining and family living.
- Open-plan kitchen and dining area, finished to an exceptional standard and filled with natural light.
- Private garden area exclusive to the apartment, with mature hedging and artificial lawn for easy maintenance.
- Prime central location on a quiet, tree-lined avenue in the heart of Harrogate.
- Sympathetically converted eight years ago, combining modern luxury with classic charm.
- Four generously sized bedrooms, including a luxurious master suite with en suite and steam room.
- Three well-appointed bathrooms designed for comfort and convenience.
- Private residents' parking accessed via electric gates, with additional unrestricted on-street parking available.



Guide Price £880,000

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Description

We are delighted to present this outstanding apartment, ideally situated on Victoria Avenue in the very heart of Harrogate. Sympathetically converted into an elegant and spacious apartment eight years ago, this property occupies the ground and lower ground floors of a stunning Victorian conversion. Offering a rare combination of space, sophistication, and location, this beautifully appointed residence is perfectly suited for those seeking refined town-centre living.

The apartment boasts two spacious and well-proportioned reception rooms, providing the ideal setting for both formal entertaining and relaxed family living. There are four generously sized bedrooms, including a luxurious principal suite complete with a high-quality en suite bathroom and a private steam room, offering a serene retreat within the home.



At the centre of the property is a striking open-plan kitchen and dining area, meticulously finished to an exceptional standard. This contemporary space is designed to facilitate both everyday living and stylish entertaining, enhanced by an abundance of natural light and a seamless flow between living areas. The apartment benefits from three elegant bathrooms, each thoughtfully designed to a high specification, providing comfort and convenience for a modern lifestyle.

To the outside, the gardens are enclosed by a combination of natural and fenced boundaries, offering a high degree of privacy. Each apartment within the building benefits from its own private garden area for exclusive use. Apartment 1 enjoys a particularly sunny aspect, enhanced by mature hedging and an easy-to-maintain artificial lawn, making it an ideal space for outdoor relaxation. A gate from the garden provides direct access to the private residents' parking area, with two private parking spaces for Apartment 1, which is secured by electric gates for added peace of mind. Additionally, unrestricted on-street parking is available on Victoria Avenue for further convenience.



EPC

Energy rating B

This property produces 3.1 tonnes of CO₂

Material Information - Harrogate

Tenure Type: Leasehold - Share of Freehold

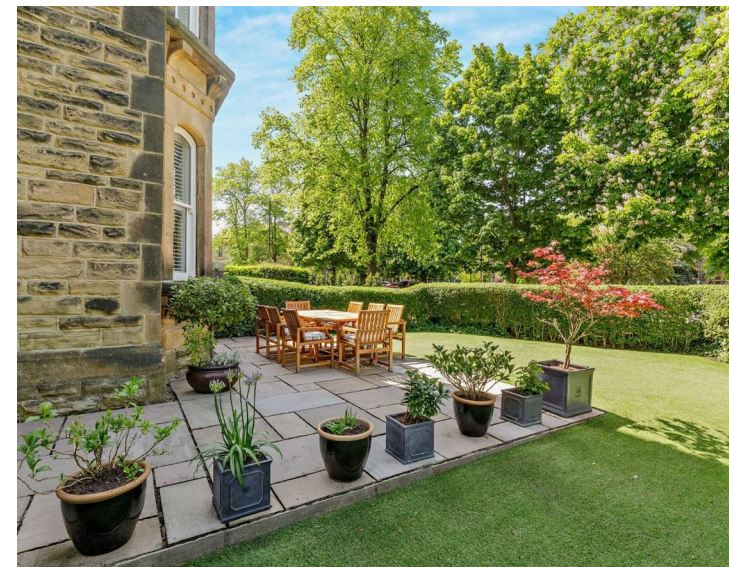
Leasehold Years remaining on lease: 990

Leasehold Annual Service Charge Amount £1,400 per annum

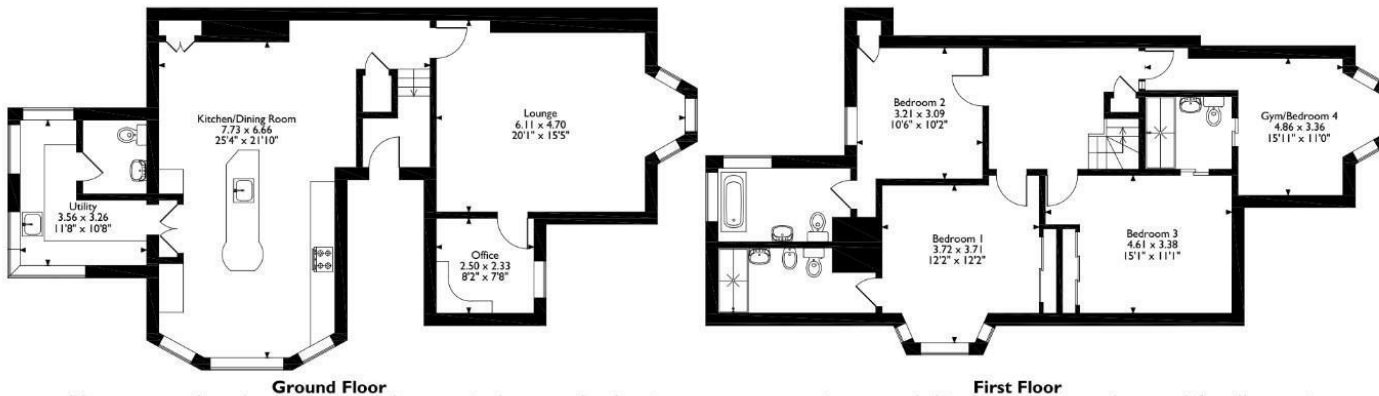
Council Tax Banding: G



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Apartment 1, 28, Victoria Avenue, Harrogate
Approximate Gross Internal Area
172 Sq M/1851 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.