



The Balmoral, 106 Kings Road
Harrogate, HG1 5HH

Prices from £199,950

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**LINLEY &
SIMPSON**

SELECT

**THE BALMORAL SEAMLESSLY COMBINES CONTEMPORARY LIVING
WITH PERIOD STYLE IN AN IMPRESSIVE VICTORIAN BUILDING**

Three apartments within an exclusive development of 14 apartments located in the heart of Harrogate brought to you by award winning developer Oakapple Group in conjunction with Frontline Estates. The Balmoral offers a rare opportunity to combine modern, contemporary living with period style in a beautiful building. The apartments have an impressive specification with high gloss kitchens, integrated appliances, contemporary bathrooms and recessed LED lighting.



LOCATION

Located in a quiet residential area and just a short walk from Harrogate town centre, The Balmoral enjoys a prominent position at the junction of Kings Road and Franklin Mount. The spa town of Harrogate offers a great range of facilities and is ideally located for commuting to Leeds or York or beyond. A direct rail service to London is available and Leeds Bradford Airport is located within 13 miles.

Harrogate is not just a famous spa town, with Betty's Tea Rooms being the quintessential Yorkshire "place to be" it is so much more. Located equidistant to the North York Moors and Yorkshire Dales, and with a Cathedral City, a Spa town, historic marketing towns, a World Heritage Site and an Area of Outstanding Natural Beauty all within a few short miles of each other, the Harrogate district provides the perfect base for culture and character.

Harrogate has no shortage of attractions, whether you love the great outdoors or prefer shopping and good food, beautiful gardens, history, art, culture or theatre, Harrogate has it all. Indulge your passions and senses in this vibrant and cosmopolitan spa town.

AMENITIES

GYMS • Harrogate Fitness Formula – 0.7 miles • Pure Gym – 0.9 miles • Elev8 Fitness Centre – 0.7 miles

DOCTORS • Dr Moss & Partners – 0.4 miles • Spa Surgery – 0.7 miles • Parade surgery – 0.7 miles

SHOPPING & SERVICES • Sainsbury's Local - 0.4 miles • Montpellier Quarter - 0.6 miles • Betty's Tea Rooms - 0.6 miles • Harrogate Theatre - 0.6 miles

DENTISTS • Harrogate Spa Dental Care – 0.1 miles • Roberts Harry Dental Clinic – 0.4 miles

SCHOOLS • Harrogate Grammar Harrogate • High School has recently been rebuilt under a governmental scheme and has been awarded specialist Sports College status. • Ashville College • Queen Ethelburga's.





Ideal for commuting to Leeds



SPECIFICATION

Finished to a high specification, the following is provided throughout the development:

LIVING AREAS AND BEDROOMS

- Structural Oak flooring to living area
- High quality carpets to bedrooms
- Gas fired heating with energy efficient boiler
- PIR lighting to entrance lobbies
- Recessed down lighting
- Generous supply of sockets including integrated USB ports
- Period style coving and skirting to living areas (exc. Apartment 14)
- Acoustic standards above Building Regulation minimum

KITCHEN

- High gloss kitchen with soft close doors
- Corian worktops with matching upstand
- Bosch integrated appliances
- Stainless steel sink with chrome mixer tap
- Strip lighting to cupboards
- Structural Oak flooring

BATHROOM AND ENSUITES

- Full tiling to all wet walls
- Contemporary sanitary ware
- Wall hung toilet with concealed cistern
- Towel radiator
- Integrated cupboard behind heated mirror
- Ceramic tiled floor with underfloor heating

COMMUNAL

- Full colour video entry system
- PIR communal lighting
- BT Broadband and Sky connections
- Landscaped grounds

WARRANTY

10 year "Castle 10" latent defects guarantee from Checkmate.



Kitchen,
Apartment 4



Living Space,
Apartment 14



Kitchen,
Apartment 14



Turret,
Apartment 3



Bathroom,
Apartment 4



Bathroom,
Apartment 3



En-suite,
Apartment 3

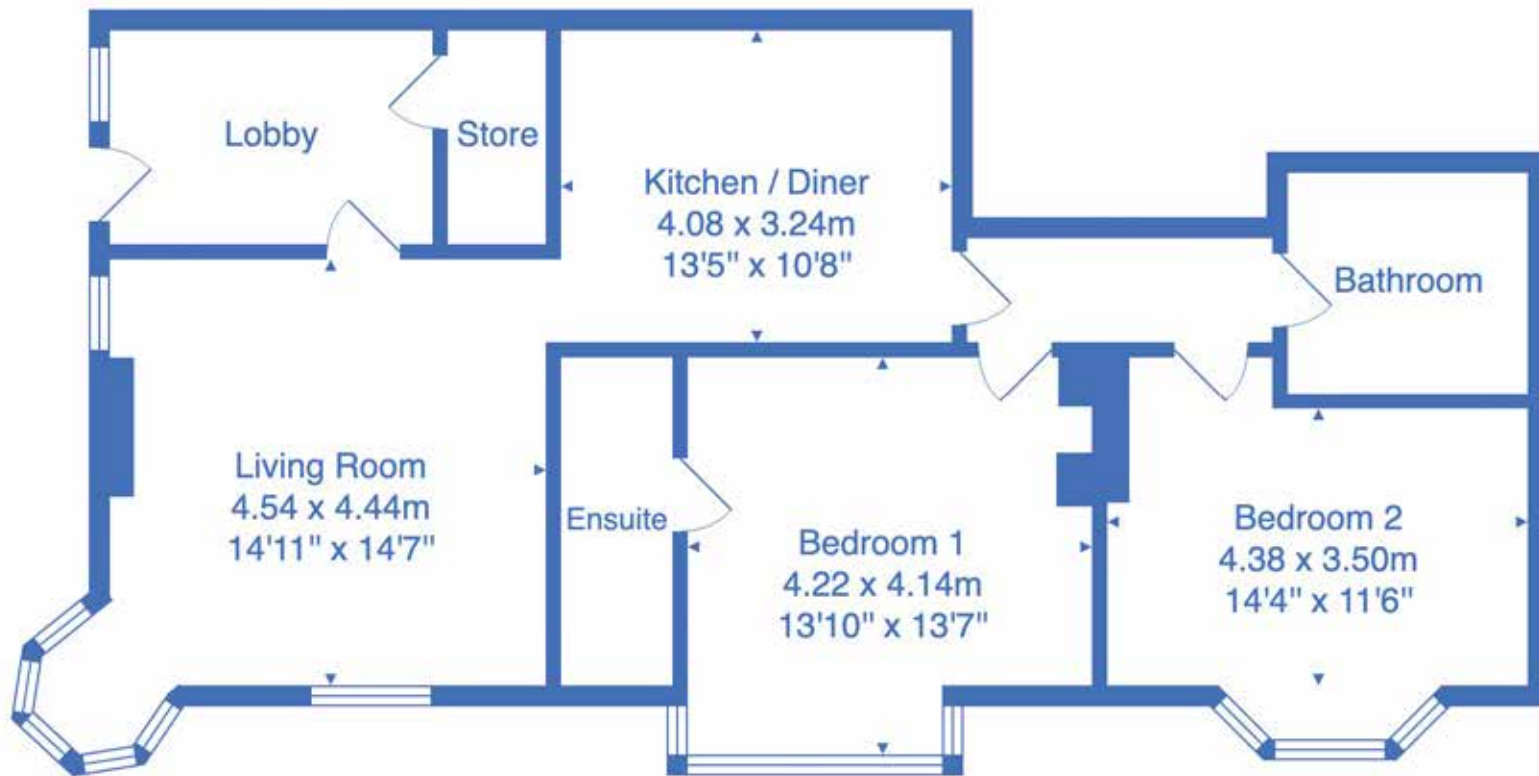
APARTMENT 3

Two Bedroom Ground Floor Apartment

Comprising 924 sq ft with open plan living area and benefiting from its own private front door. This apartment further benefits from a lovely turret feature, 2 bedrooms, 1 en-suite and house bathroom. It also has exclusive use of a private garden area and dedicated on-site parking space plus it qualifies for a further residents parking permit.

DIMENSIONS

Living Area	4.54m x 4.44m (14'11" x 14'7")
Kitchen/Dining	4.08m x 3.24m (13'5" x 10'8")
Bedroom 1	4.22m x 4.14m (13'10" x 13'7")
Bedroom 2	4.38m x 3.50m (14'4" x 11'6")



APARTMENT 4

One Bedroom Ground Floor Apartment

Comprising 576 sq ft with open plan living area, 1 bedroom and house bathroom. The apartment also benefits from shared use of communal gardens and qualifies for 2 residents parking permits.

DIMENSIONS

Living Area	4.24m x 4.14m (13'11" x 13'7")
Dining /Kitchen	4.24m x 3.80m (13'11" x 12'6")
Bedroom	3.00m x 2.95m (9'10" x 9'8")



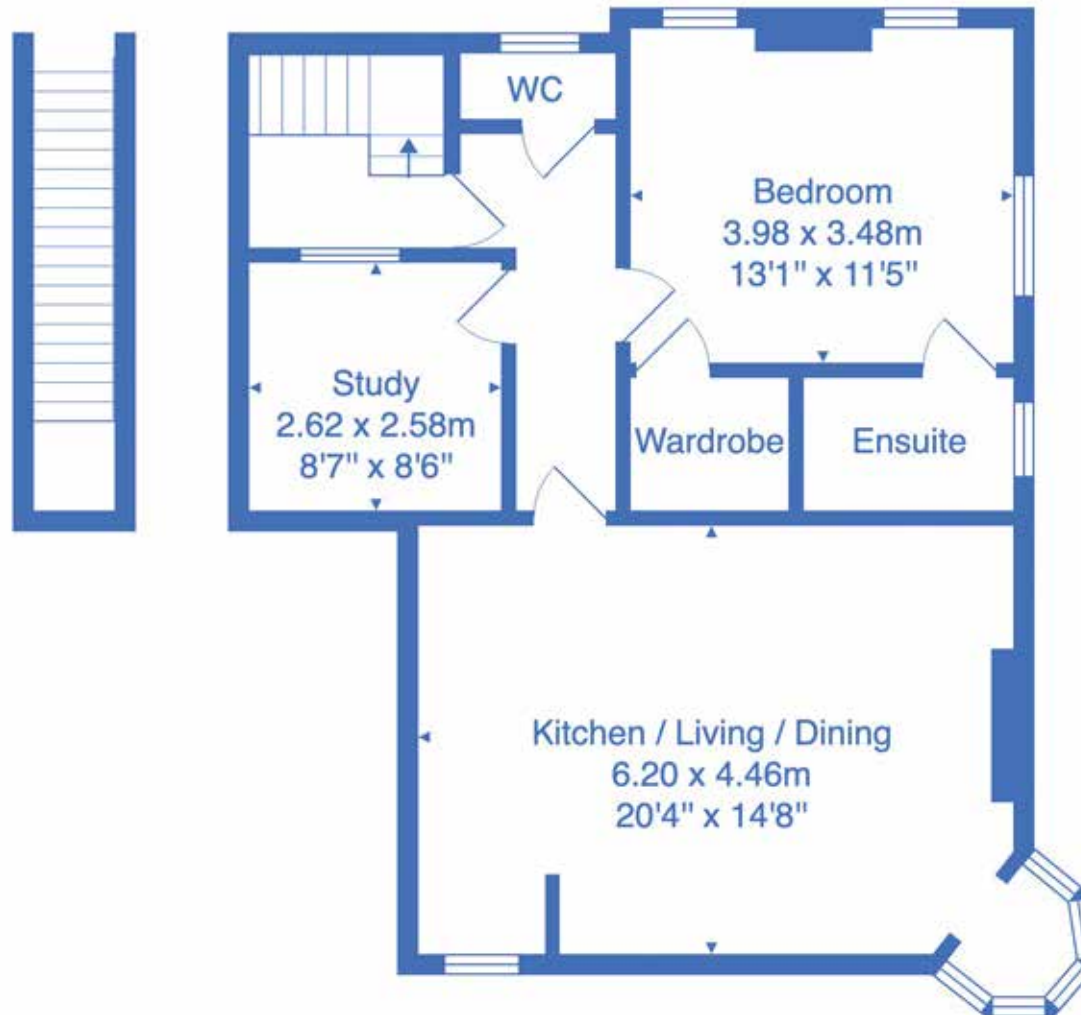
APARTMENT 14

One Bedroom (Plus Study/Second Bedroom) Second Floor Apartment

A spacious second floor apartment, comprising 713 sq ft with open plan living area and including a beautiful turret feature. The accommodation offers 1 bedroom, with en-suite and walk-in wardrobe and a study or second bedroom. Also benefitting from an entrance serving just 2 apartments plus shared use of the communal garden and dedicated on-site parking space, plus it qualifies for 1 further residents parking permit.

DIMENSIONS

Living Area	6.20m x 4.46m (20'4" x 14'8")
Study	2.62m x 2.58m (8'7" x 8'6")
Bedroom	3.98m x 3.48m (13'1" x 11'5")



AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.



Agents Note

The property is leasehold for 250 years. A ground rent is payable at £300p.a per apartment plus there is an annual service charge payable. The service charge covers the upkeep of common parts and will be administered via an independent managing agent.

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Branches throughout West Yorkshire and North Yorkshire



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SELECT