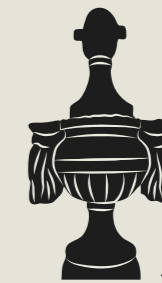


No. 8



Grosvenor Buildings

HARROGATE



No. 8 Grosvenor Buildings HARROGATE

“Living in the centre of Harrogate is fantastic; bars, restaurants and shops are on the doorstep, but it is peaceful above the town.”

Step into a world of luxury with this penthouse apartment in the heart of the magnificent Montpellier Quarter in Harrogate town. Your local cafe is the famous Betty's Tea Room, and your view is of the Royal Hall and Crescent Gardens. Surrounded by fabulous restaurants and cosmopolitan wine bars, Grosvenor Buildings is in the perfect location to enjoy the magic of this historical spa town.

Located on the top floor of the Grade II listed Grosvenor Buildings, this penthouse apartment, formerly two separate apartments, is a unique and spacious living space. It boasts a contemporary style, a sophisticated Farrow & Ball colour palette and an exquisite newly fitted kitchen, making it a standout property in the heart of Harrogate.

Grosvenor Buildings is perfect if you want to live in a contemporary town centre or a lock-up-and-leave option to retreat to on the weekends.

Come On In...

There is an allocated parking space, which is worth its weight in gold for such a central location, and an elevator that takes you straight up to the top floor. Number 8 takes up the east corner of the building in the sumptuous curve, typical of Georgian architecture.

From the moment you enter this unique home, you are transported to a haven of calm, rising above the hustle and bustle of the town below. The first view from the entrance is of the curved wall of the kitchen, with internal feature windows that are illuminated from within. From this hallway, there is a useful utility room with space for a washing machine and tumble dryer.

The family shower room is bright and fully tiled in a white marble effect tile. There is a WC and wash hand basin in a vanity unit. The shower is a large walk-in unit with a glass screen and an illuminated, inset shelf.





Light-Filled Living Spaces...

The open-plan living space is a sight to behold, offering a generous area to enjoy. The dining area, with its French doors leading to a decked balcony, provides a perfect spot to enjoy the views over Crescent Gardens. The cosy seating area beneath the curved eave is bathed in natural daylight, thanks to the windows looking out to each balcony. This room is perfect for entertaining guests for dinner or drinks before heading out into town.

Feast Your Eyes...

The kitchen cabinetry in willow - an elegant deep green - is topped with quartz and takes up a corner of the room where the vaulted ceiling towers up into a pyramid skylight that showers the area with natural light. The combi-microwave, oven and warming drawer from Fisher & Paykel are ready to prepare gourmet meals. There is a full-height fridge, dishwasher and an extractor hob, as well as a Quooker instant hot water tap, all installed and ready to use. A central island creates a sense of separation between the kitchen and dining area and adds additional cupboard storage below and a pop-up electric socket.





Beautiful Bedrooms...

There are four bedrooms altogether, one being used as an office space with fitted office furniture. The third bedroom has some ingeniously fitted wardrobes that make the most of the available space, working with the roofline of the home.

The second bedroom is spacious and has two large windows and built-in wardrobes. There is an en-suite shower room with a bath, separate shower, wash hand basin and WC.

“Sitting out on the balcony with your morning coffee is lovely.”

The Principal Suite...

Saving the best to last, the show-stopping principal bedroom is extraordinary. French doors open onto a balcony with views across to the iconic Royal Hall. The bed faces the windows where the morning sun streams through.

The dressing area is fitted with wardrobes and leads into the en-suite bathroom. A free-standing bath takes centre stage, and there is a raised wet room area with a large walk-in shower and glass screen. A contemporary glass wash hand basin sits atop a vanity unit for additional storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Reasonably energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Very poor energy efficiency	F		
Extremely poor energy efficiency	G		
		55	65

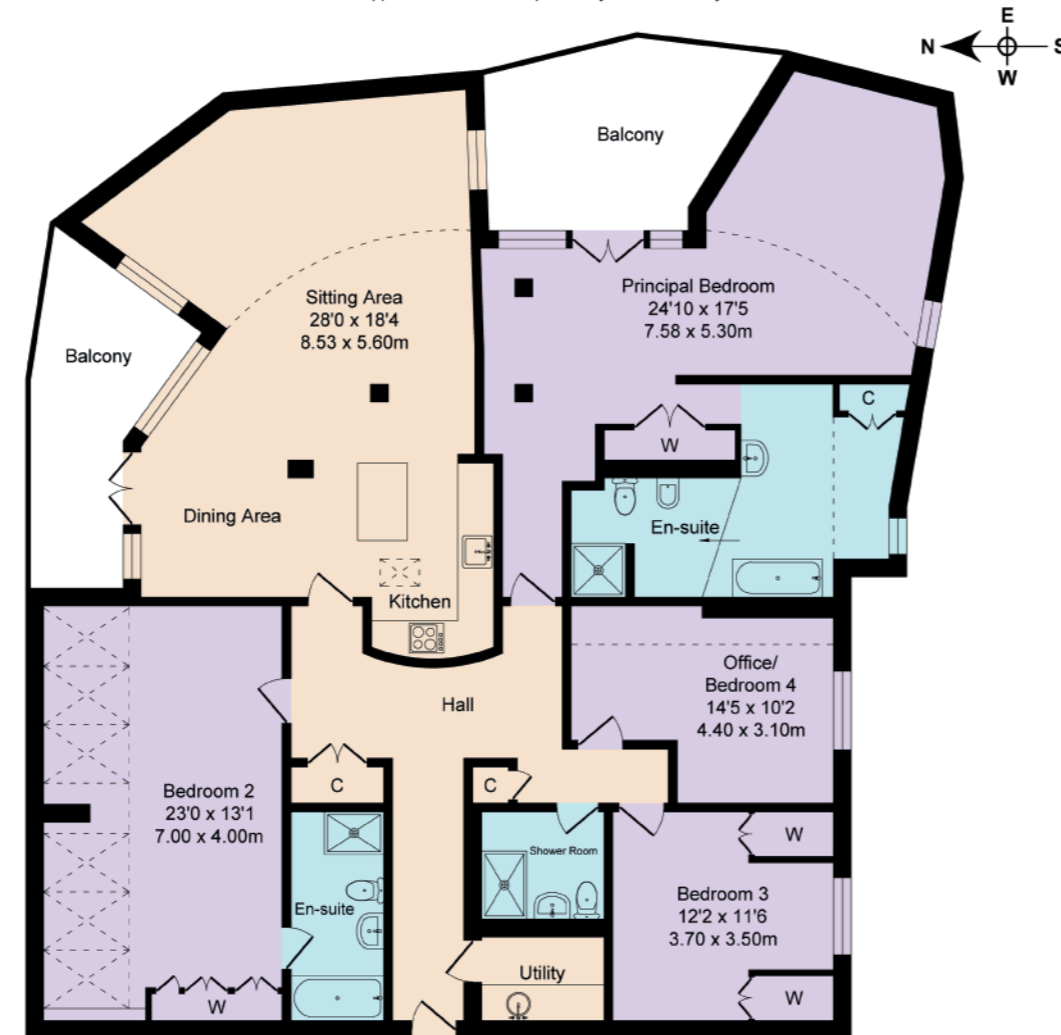
England & Wales EU Directive 2002/91/EC

FINER DETAILS

- Stunning 3 or 4 bedroom penthouse apartment
- Prime position in the beautiful Grade II listed Grosvenor Buildings
- Open-plan living kitchen dining room, with exquisite newly fitted kitchen
- Two large balconies with views over the Harrogate skyline, including Crescent Gardens, Royal Hall and Majestic Hotel
- Situated in the fashionable Montpellier Quarter in Harrogate town centre
- Designated parking for one car
- Stair-free lift access
- Leasehold: 999 years from 2002
- Management company oversees repairs and maintenance of external building fabric, communal areas, lift, car park & provision of buildings insurance
- Current annual service charge c.£9,000

Total Approx. Floor Area 2030 Sq.ft. (188.6 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.



Approx. Floor Area 2030 Sq.Ft (188.6 Sq.M.)

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Morrisons Daily
(2 mins walk)



GYM:
North Studio on Cold Bath Road (owned by the 2024 winner of BBC's The Apprentice). Also, Yoga & Pilates at Yorkshire Centre for Wellbeing on Duchy Road and at Ebru Evrim on James Street



CHEMIST:
Well Pharmacy on Cold Bath Road



TAKEAWAYS:
Domo (Japanese); Olivers Fish Shop & Restaurant; plus, lots more to choose from



LOCAL SCHOOLS:
Primary: Western Primary School (Outstanding);
Secondary: Harrogate Grammar School (Outstanding); Harrogate Ladies' College (Private)



RESTAURANT:
Pranzo on Cold Bath Road (Italian) & Domo on Montpellier Street (Japanese)



WALK:
Valley Gardens to RHS Garden Harlow Carr



PUB:
Starling sells good beer & wine with a very friendly atmosphere. Also, Roland's for great wine & cocktails.



PUBLIC TRANSPORT:
Harrogate bus & train stations (10 mins walk)



No. 8
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HARROGATE

8 Grosvenor Buildings, Crescent Road, Harrogate HG1 2RT

presented by



/// WHAT3WORDS: sketch.tolls.lost

To view No. 8 Grosvenor Buildings
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