



**8 Majestic Court, Spring Grove, Harrogate, North Yorkshire, HG1 2HT**

**£300,000**

Guide Price

## 8 Majestic Court, Spring Grove, Harrogate, North Yorkshire, HG1 2HT

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A beautifully presented, recently refurbished and very well-appointed two-bedroomed second-floor apartment with the rare benefit of a balcony, situated in a quiet residential position within the heart of Harrogate.

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This superb apartment, refurbished in 2017, offers spacious accommodation featuring a large through dining lounge with bi-folding doors opening onto a private balcony. The apartment also has modern, recently refurbished kitchen and bathroom fittings and is in immaculate condition throughout.

Majestic Court is a popular purpose-built development situated in a quiet location just behind the Majestic Hotel, within the town centre and within easy walking distance of all of Harrogate's amenities. An early inspection is strongly recommended.







## GROUND FLOOR

Security-controlled entrance door leads to –

## COMMUNAL RECEPTION HALL

With passenger lift and stairs leading to the upper floors.

## SECOND FLOOR

Private front door leads to –

## PRIVATE ENTRANCE HALL

With intercom for ground-floor entrance. Good-sized shelved storage cupboard and shelved airing cupboard with storage cupboard above. Wall-mounted electric radiator.

## THROUGH DINING LOUNGE

(10'10 widening to 15'3 and narrowing to 11'10 x 26'3) Double-glazed bi-folding doors to the front lead to the private balcony, plus double-glazed window to rear. Two wall-mounted electric radiators and modern wall-mounted electric fire.

## KITCHEN

(11'2 max x 11'3 max) Double-glazed window to rear. Extensive range of modern fittings comprising base cupboards with granite work surfaces above having inset sink unit and with matching wall-mounted units. Built-in electric hob with designer hood above and split-level oven. Integrated dishwasher and fridge / freezer. Insta hot tap and a waste disposal unit. Wall-mounted electric radiator.

## BEDROOM 1

(12' x 14' to wardrobe front) Double-glazed window to front and wall-mounted electric radiator. Four fitted double wardrobes.

## BEDROOM 2

(12' x 8') Double-glazed window to front and wall-mounted electric radiator.

## SHOWER ROOM

(7'5 x 7'2) Double-glazed window to rear. Modern white suite comprising low-flush WC, designer washbasin with drawers below and cabinet above, and large walk-in shower cubicle with glass screen. Fully tiled walls and floor. Extractor fan and chrome heated towel rail.

## OUTSIDE

The apartment has the benefit of a **SINGLE GARAGE**. Majestic Court has communal grounds for the benefit of all the residents.

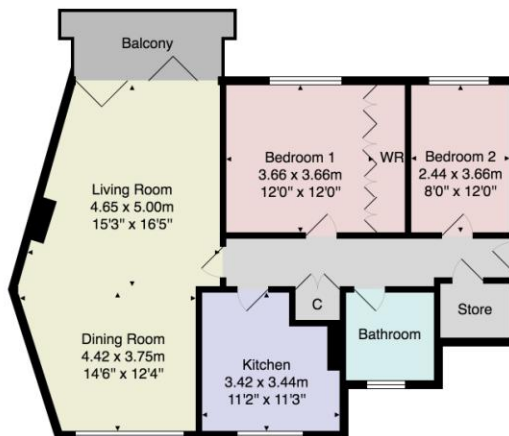
## SERVICES

All mains with the exception of gas.

## TENURE

Freehold

**Council Tax Band - C**



Total Area: 92.3 m<sup>2</sup> ... 994 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
<small>How energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-10) G</small> <small>Not energy efficient - higher running costs</small>			<small>How environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-10) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	77	78	<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	69	72