



Apartment

# FLAT 3B, THANE COURT ROYAL PARADE, HARROGATE, HG1 2SZ

Per Month

# £895 Per

FEATURES



**SJM** ©  
**PROPERTIES**

# 1 Bedroom Apartment located in Harrogate

Welcome to this beautifully modernised 1-bedroom flat, perfectly situated near Hyde Park Corner. This property offers a blend of contemporary living and convenience, ideal for students or professionals.

**Key Features:** Gas central heating included at no extra charge.

The bedroom has 2 large windows overlooking the Crown round-a-bout and the stray and is furnished with a double bed and wardrobe.

The good sized bathroom has a vanity sink unit with storage, a w.c. and a modern shower.

Large Open Plan Lounge/Kitchen: The lounge area has a wood floor and is furnished with sofas and features a wall mounted flat screen TV.

The kitchen is equipped with an integrated oven, ceramic hob, microwave, dishwasher, and washer dryer and has a modern tiled floor.

Custom Roman Blinds: Made to measure for all windows, adding a touch of elegance.

Full Height Sash Windows: Offer great views of the stray, filling the space with natural light and providing a picturesque outlook.

This flat combines modern amenities with a fantastic location, making it an ideal choice for those looking to enjoy the best of Harrogate. Don't miss out on this opportunity to make it your new home!

Call us on

**01132782201**

**phil@sjm-properties.com**

**sjm-properties.com**

**Council Tax Band**

**A**

| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92 plus) <b>A</b>                                 |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| England & Wales                                    |         | EU Directive 2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**SJM**   
**PROPERTIES**