



COURTLANDS

VICTORIA ROAD, HARROGATE





Valley Gardens

Conference Centre

Courtlands  
Victoria Road

Betty's  
Tea Room

Hotel Du Vin

Train Station



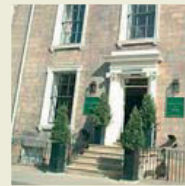
5 mins walk



6 mins walk



3 mins walk



2 mins walk



5 mins walk



A unique development of eight spacious town houses in the very heart of Harrogate, on a tree fringed site extending to over one acre, a short walk from the town centre.

Occasionally new developments are allowed to take place that positively contribute to the urban environment. Royal Gardens is a fine example, being a low density individually design scheme offering spacious contemporary living space over three floors. With private gardens on the south side, each home has individual garaging and enjoys use of the communal landscaped garden to the north.

## Harrogate

Harrogate is a cosmopolitan and lively centre for a variety of sporting and cultural activities.

- ◆ Harrogate is renowned for its tree lined boulevards, colourful hanging baskets and wide expanses of beautiful parks, gardens and the famous 'Stray'.
- ◆ Harrogate offers a shopping utopia. As well as a range of major high street retailers there are many shops unique to the area, including dozens of antique shops.
- ◆ Harrogate boasts a wealth of excellent restaurants, wine bars and traditional Yorkshire pubs. Live entertainment is in plentiful supply, from drama at Harrogate theatre to concerts attracting international names.
- ◆ Harrogate is set in an area of outstanding beauty adjacent to the Yorkshire Dales National Park.



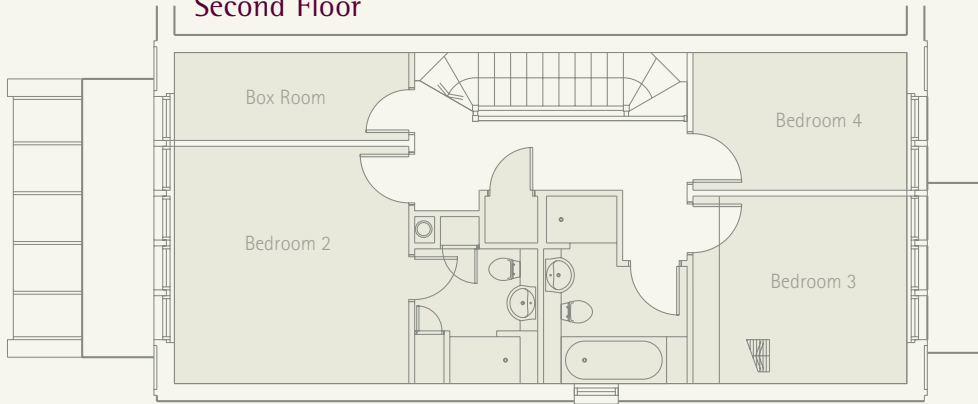




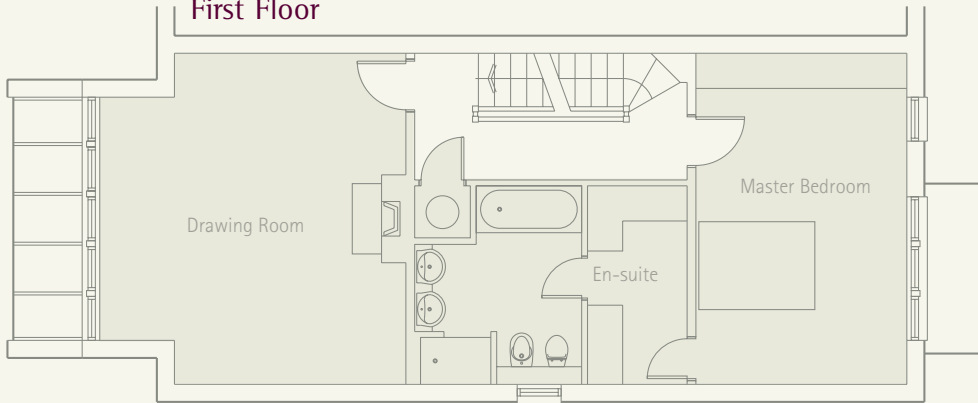
- ◆ Eight spacious town houses, set over three floors. These four/five bedroom houses with two en-suites and one family bathroom will be built and designed with quality in mind.
- ◆ Each house will have its own private south facing patio and garden area. A separate large communal garden will offer a tranquil, yet spacious area to rest, relax or entertain in.
- ◆ Each house will have a generously proportioned garage and one designated parking bay plus good visitor parking in addition.
- ◆ Electronic gates will provide excellent site security.
- ◆ The management company will employ, on suitable terms, a caretaker/gardener, to maintain the grounds and provide additional security, also acting as a concierge.



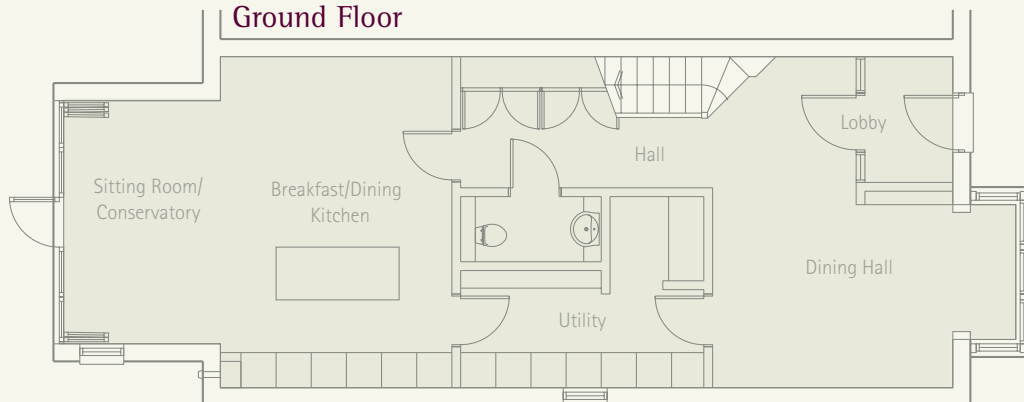
### Second Floor



### First Floor



### Ground Floor

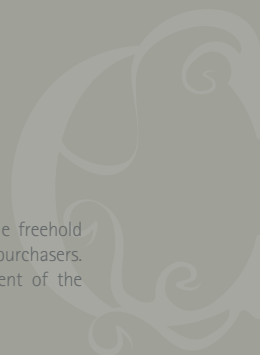


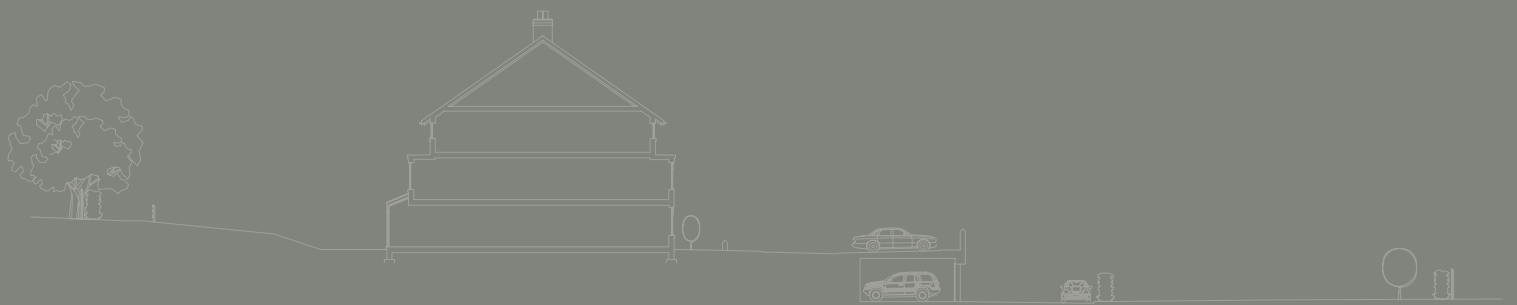
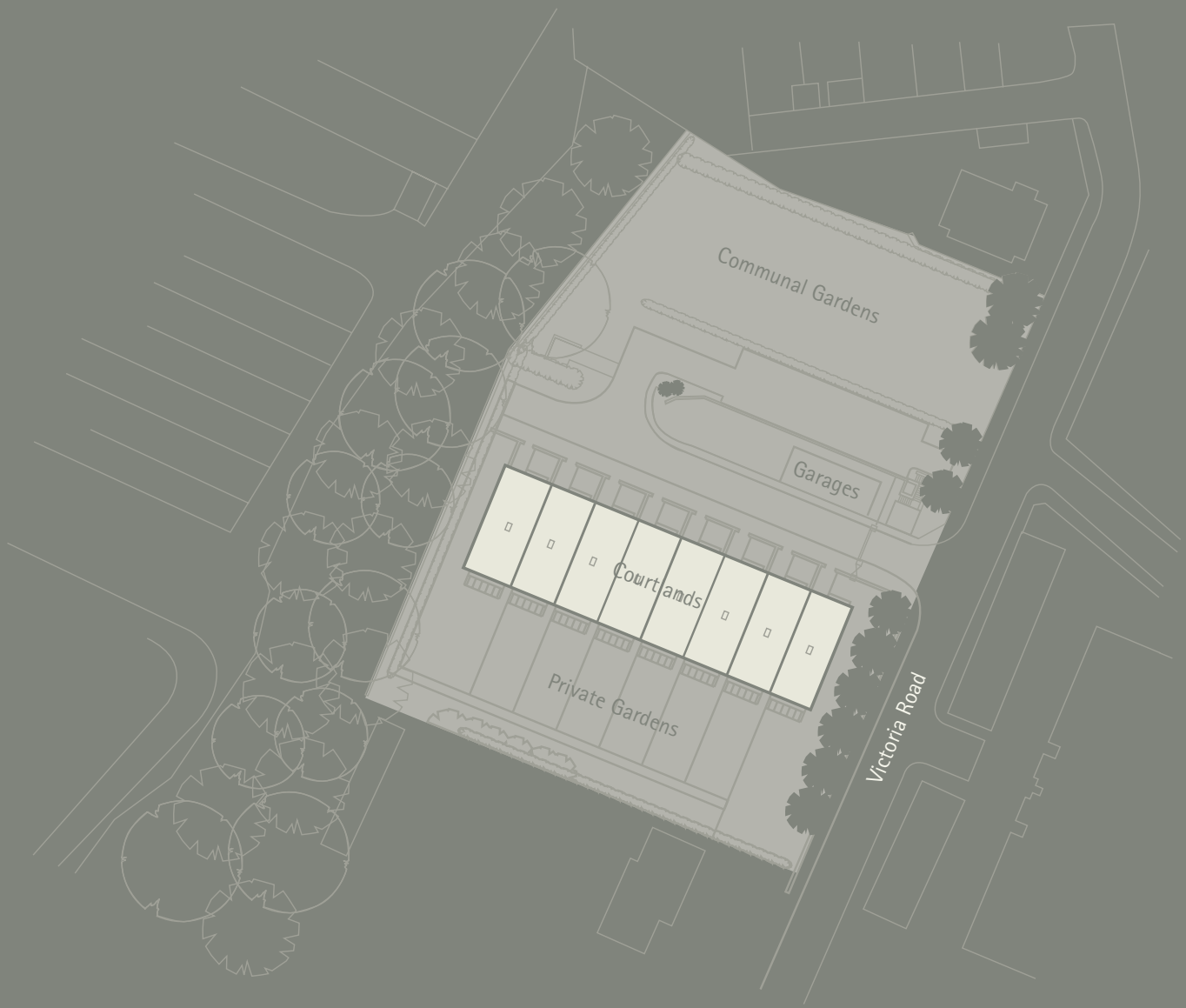
## Specification

The principal features of the quality specification throughout are:

- ◆ Spacious rooms with high ceilings
- ◆ Easy-tread staircases
- ◆ Sliding glazed patio doors
- ◆ Fully fitted kitchen area
- ◆ Fully fitted utility/service room including large "wine cooler"
- ◆ Bathrooms and cloakrooms by Abacus Design
- ◆ Under floor heating to bathrooms
- ◆ Boarded out storage loft with "Slingsby" ladder access
- ◆ Hard wired sound/tv system
- ◆ High level site security including electronic gate and video entry system
- ◆ Good sized garage with electronic door
- ◆ Excellent on site parking and vehicle servicing area
- ◆ Car wash area
- ◆ Specialist designed communal garden
- ◆ Entry lodge for gardener/handyman use
- ◆ 10 year NHBC guarantee or similar

Houses will be sold on a 150 year ground lease basis with the freehold retained by a special company to be owned jointly by the eight purchasers. This structure will ensure proper maintenance and management of the development as a whole.





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#### Appointed Agents



A development by Yorparks Ltd part of the Landmark Group of companies

August 2004: Subject to Contract

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