



HARROGATE HG1 2HR

26 INDIVIDUALLY DESIGNED
ONE, TWO AND THREE BEDROOM
APARTMENTS IN THE HEART
OF HARROGATE

“We are very pleased to introduce Atlas House, an exclusive new build development located in the heart of Harrogate comprising of 26 modern, open plan living apartments. Ranging from one, two and three bed roomed homes.

Benefiting from a high specification, floor to ceiling windows allowing natural light to flood the rooms. All two and three bed roomed units have private parking and either a balcony or large terrace, which is a rarity for apartments in the heart of Harrogate.”



Welcome to Atlas House

This is Newby's fourth town centre development in recent years, and it is undoubtedly one of the largest town centre schemes to be delivered in Harrogate for a long time. Newby has worked very closely with the architects and the local council to deliver this fantastic living space. Moreover, Newby have listened to their customers regarding what they require from a new home. With the customers' wish list in place, we hope to exceed expectation.

- Location •
- Minimum maintenance •
- High specification •
- Size and design of living space •
- Natural light •
- New home warranty •
- Energy efficiency •
- Off-street parking •



LUXURY LIVING

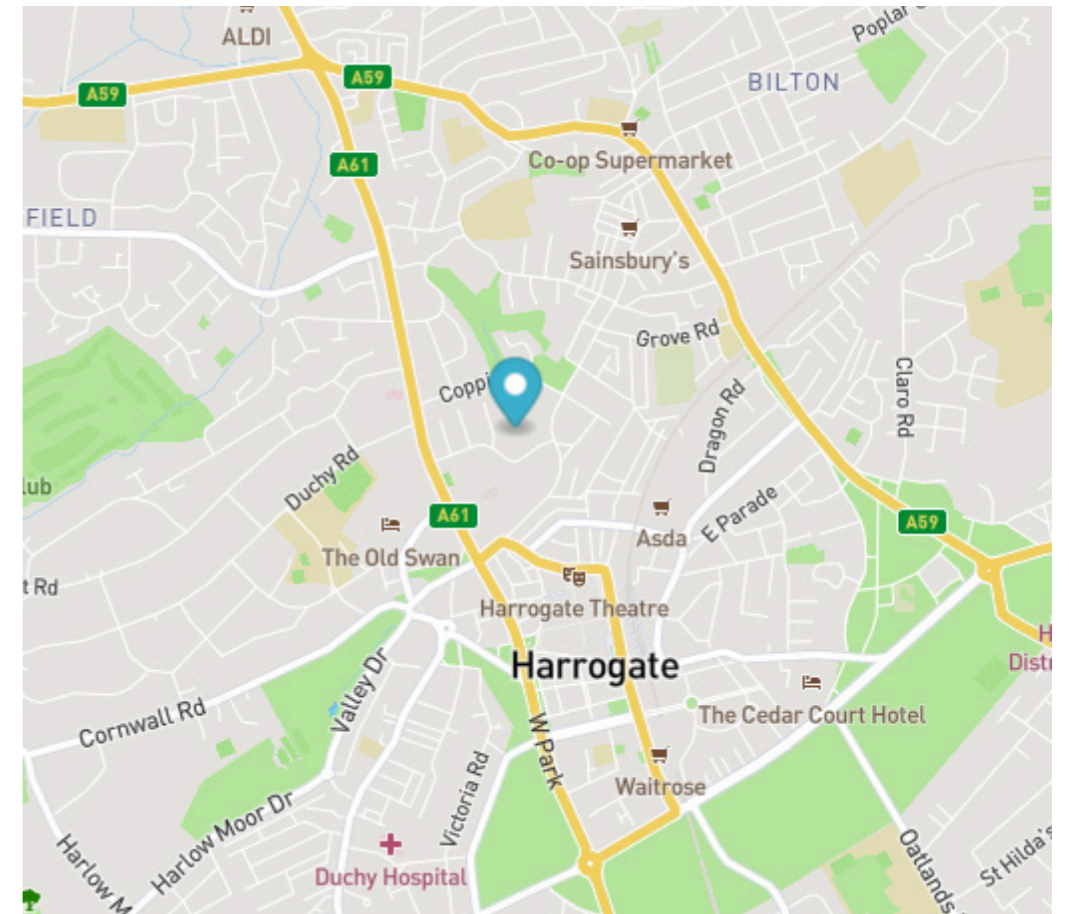


Set in the heart of Harrogate

Atlas House is located near King's Road, an area regarded as one of the best locations in Harrogate, with an abundance of excellent restaurants, bars and shops nearby. Along with this exclusive location, each apartment has highly refined specifications, including ultra-modern kitchens with Quartz worktops, upstands and Bosch appliances. The bathroom and en suites are luxurious with Villeroy WC's and sinks, Vessini baths and shower trays, luxury Porto white matt porcelain tiles and also includes underfloor heating.

The walls, woodwork and doors are all white, allowing a bright and elegant finish, allowing you to add your own stamp of design and colour.





The Site Plan

With peace of mind through gated access and the town centre within walking distance, Atlas House is one of the most desirable and exclusive places to live in Harrogate. With a choice of 26 individually designed apartments, each with unique features.

Lower Ground Floor Parking Plan

Total 34 x Bicycle Parking

- (A)** Secure bicycle parking available in resident storage lockers (potential for multiple bikes in 12 storage lockers)
- (B)** Secure bicycle parking provided via wall mounting (potential for 22 bikes stored this way) product shown is Airlok by Hiplok.

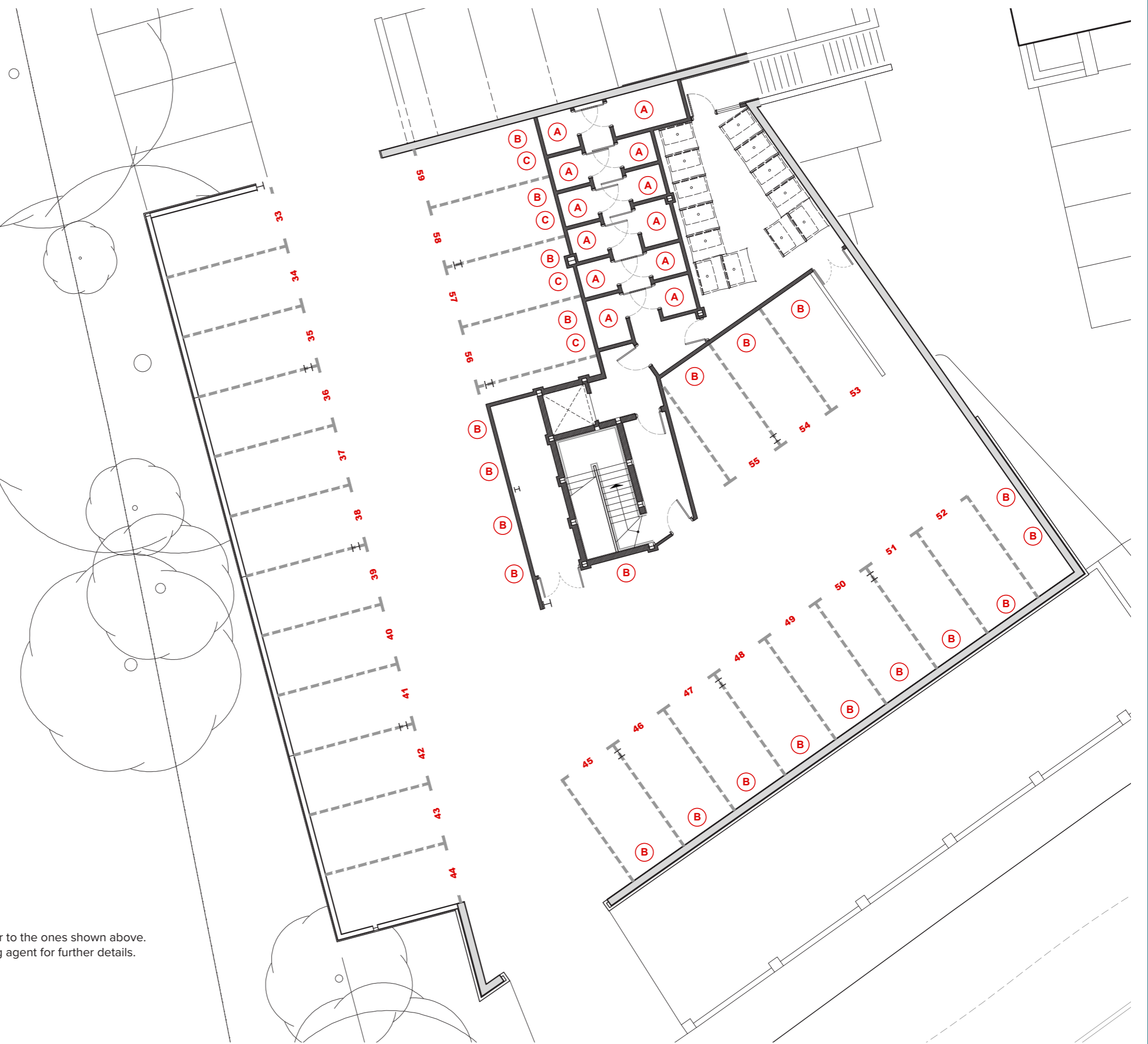


Total 4 x Electric Vehicle Charging Points

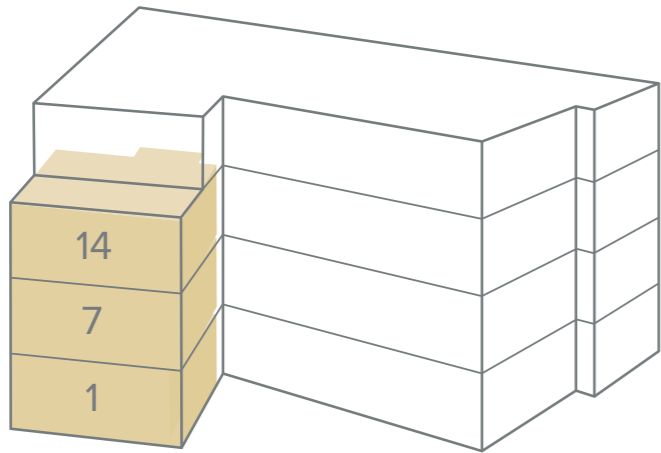
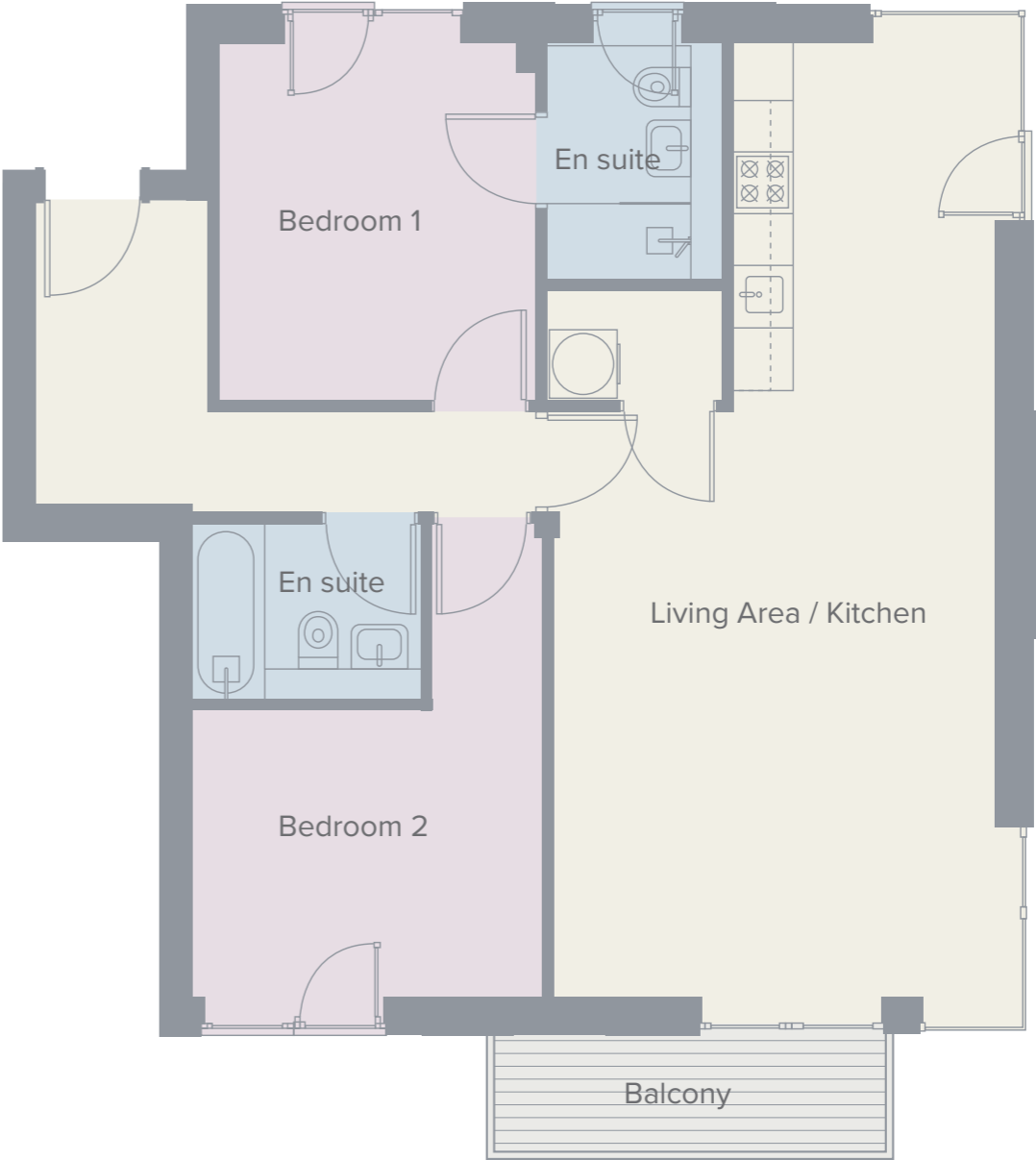
- (C)** Electric Vehicle Charging provided to these spaces. Product shown is Rolec EV Pedestal



The vehicle charging and secure bicycle brands may differ to the ones shown above. Charges and side letters apply, please speak to the selling agent for further details.



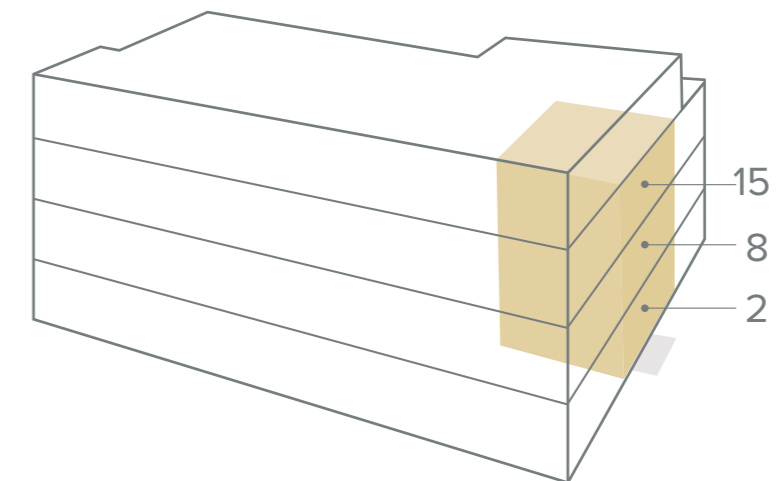
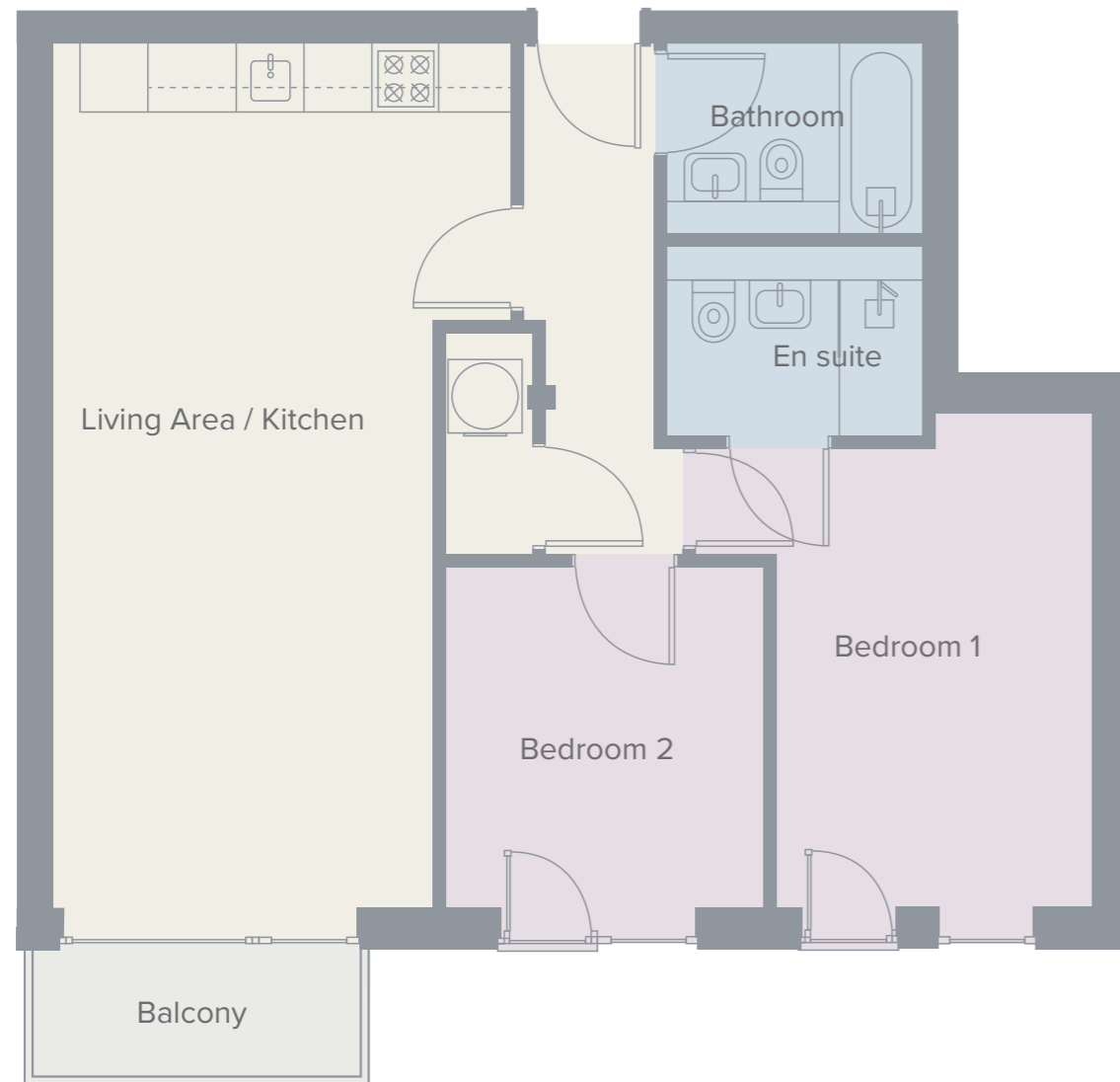
The Windsor TWO BEDROOM APARTMENT



Living Area / Kitchen:	30'6" x 14'1" (Overall Max)
Bedroom 1:	11'4" x 10'
En suite:	7'5" x 4'6"
Bedroom 2:	11'2" x 9'2"
En suite:	7'4" x 4'6"

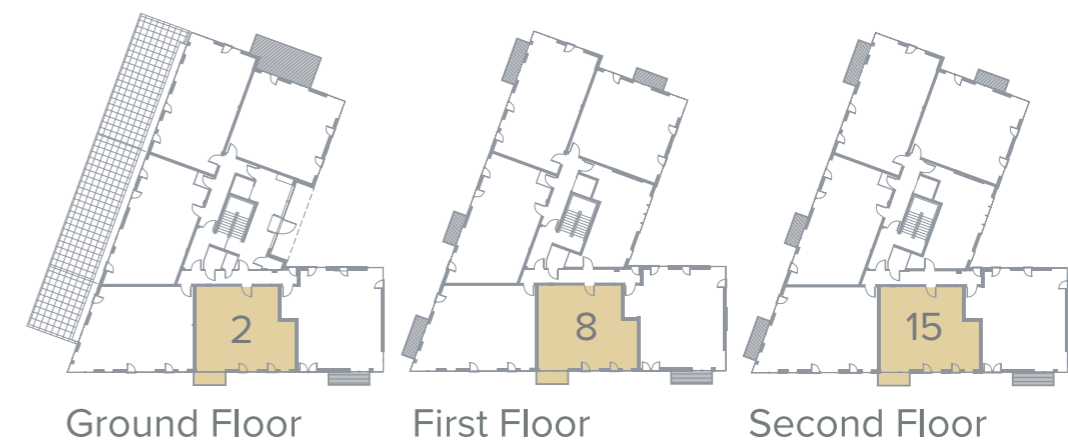
Apartment measurements are approximate, please note Living Area / Kitchen is sometimes measured to the longest dimensions and include recess of doors etc. Please clarify on viewings with agent. Photographs for illustration purposes only.

The Kensington TWO BEDROOM APARTMENT

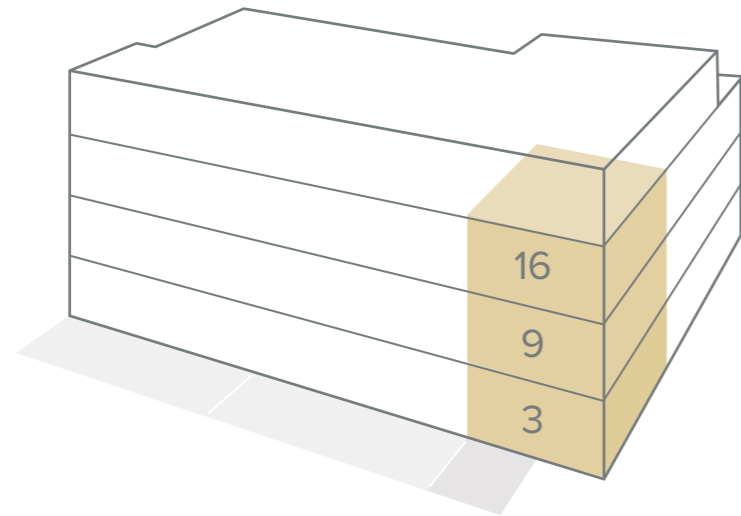
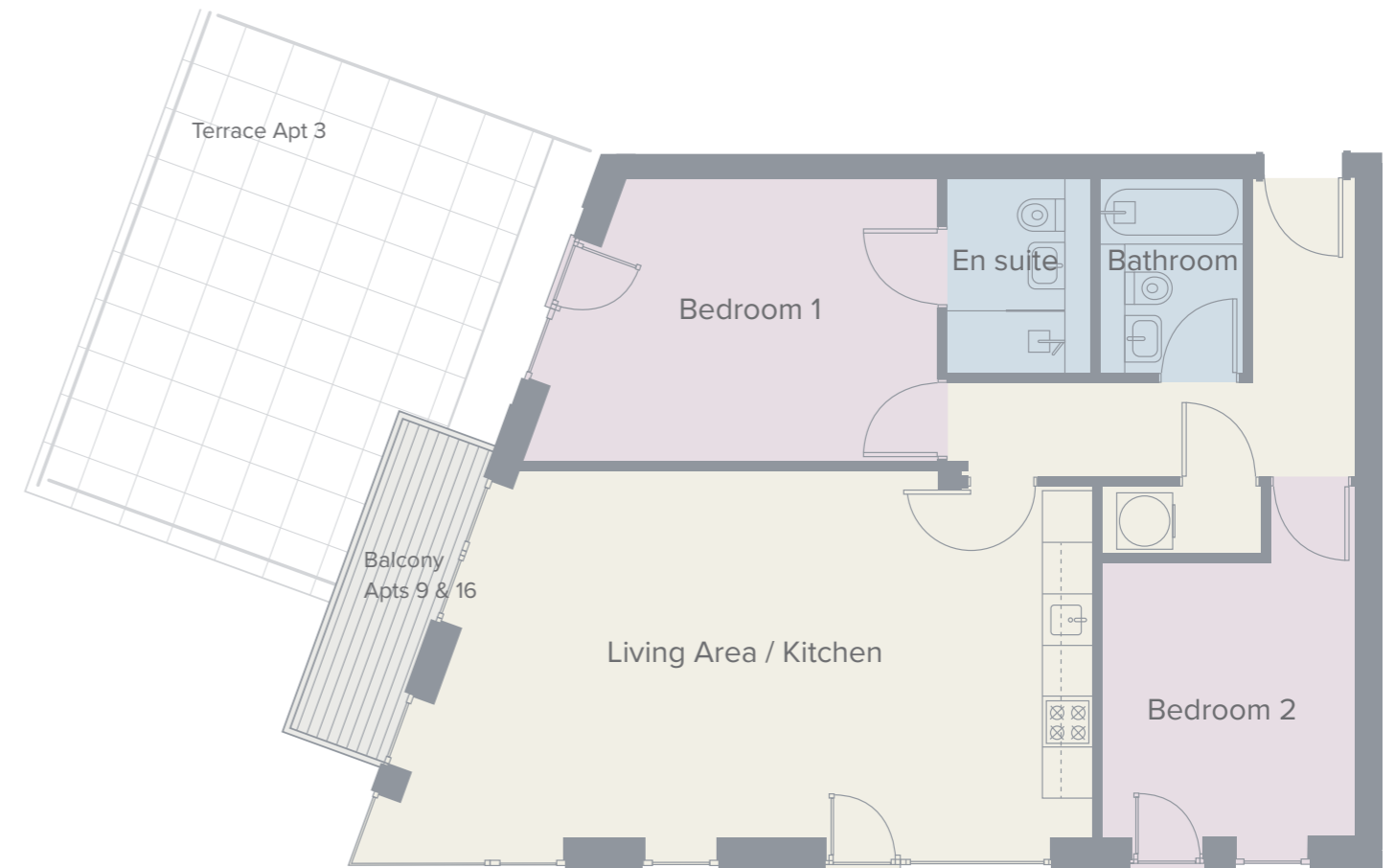


Living Area / Kitchen:	26' x 11'3" (Overall Max)
Bedroom 1:	14'6" x 9'3"
En suite:	7'5" x 4'6"
Bedroom 2:	10'5" x 9'5"
Bathroom:	7'5" x 4'6"

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The Balmoral TWO BEDROOM APARTMENT



Living Area / Kitchen: 27' x 15'8" (Overall Max)

Bedroom 1: 15'8" x 11'6"

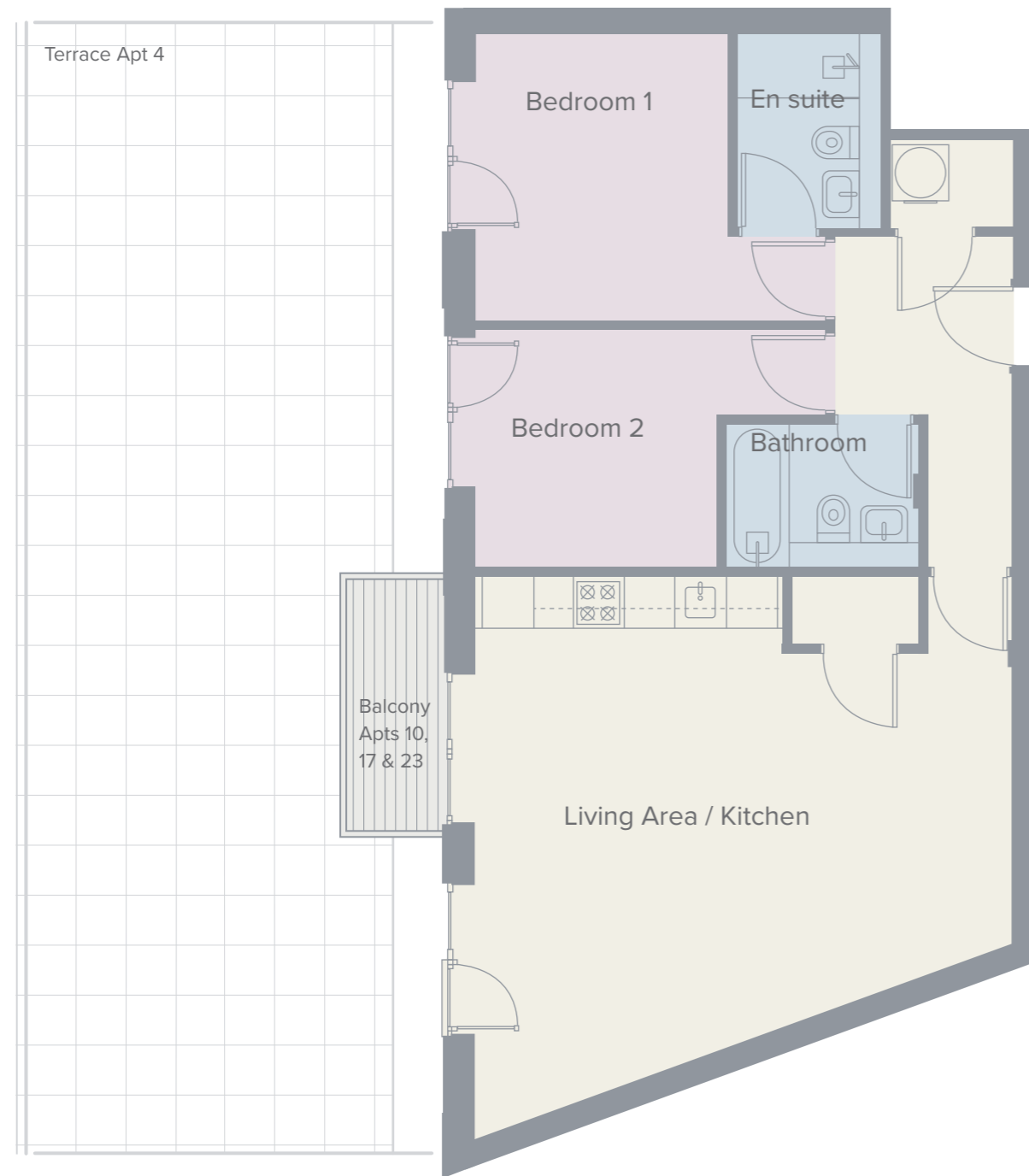
En suite: 7'4" x 4'6"

Bedroom 2: 10' x 9'8"

Bathroom: 7'4" x 4'8"

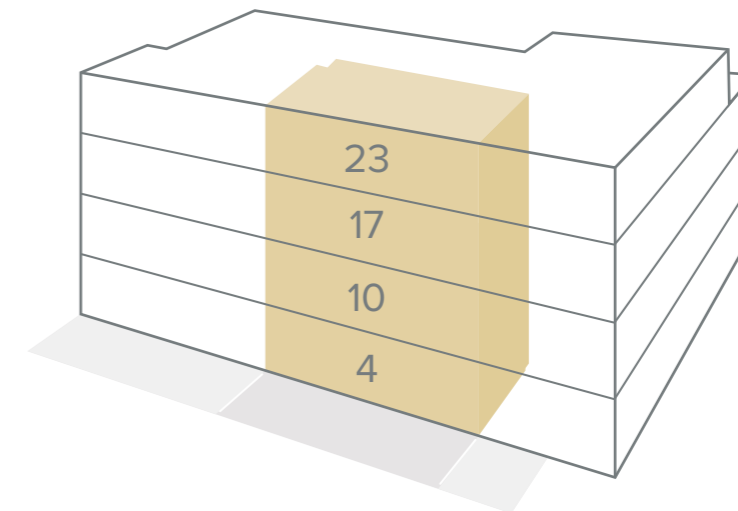
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The Sandringham TWO BEDROOM APARTMENT

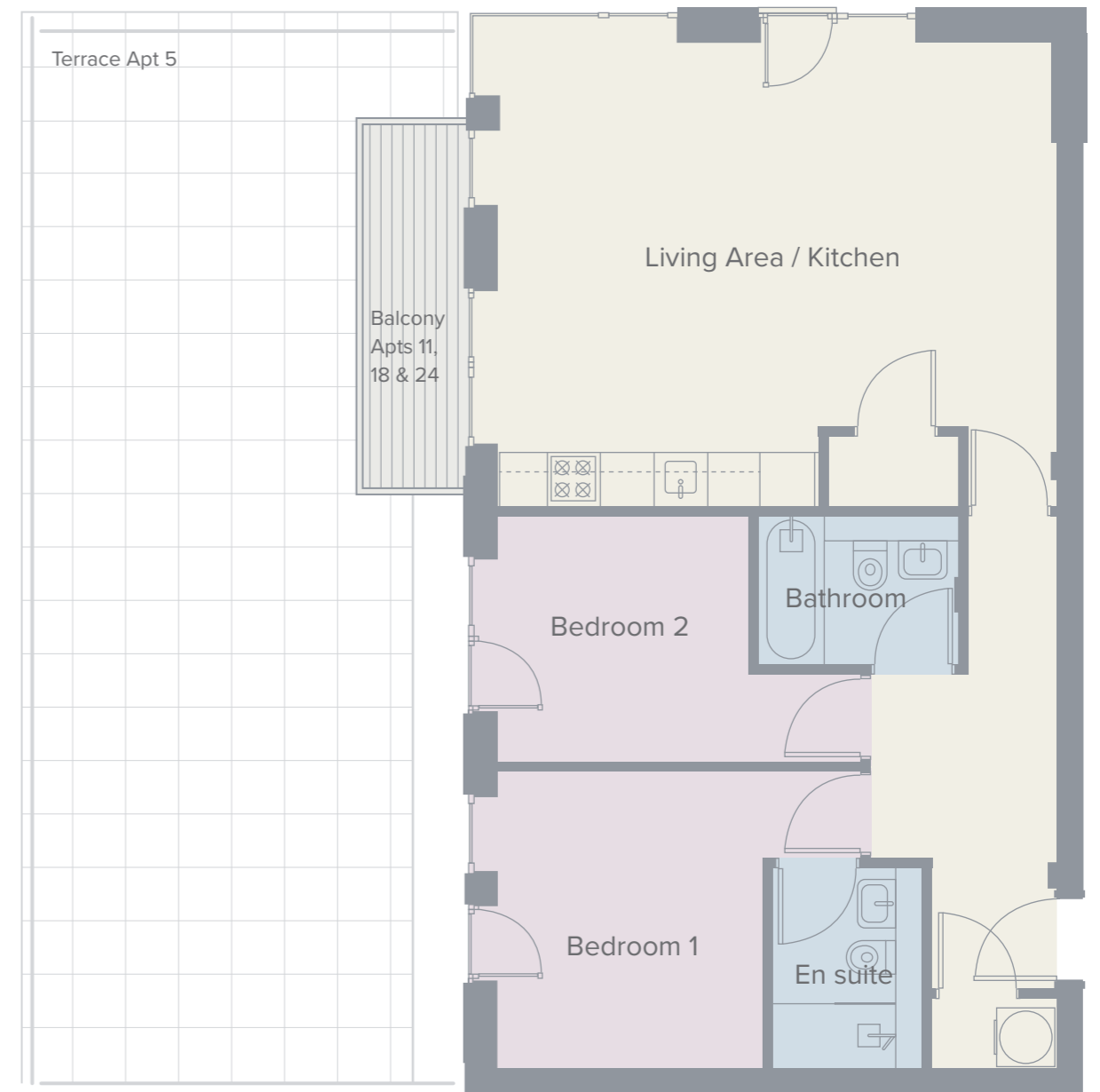
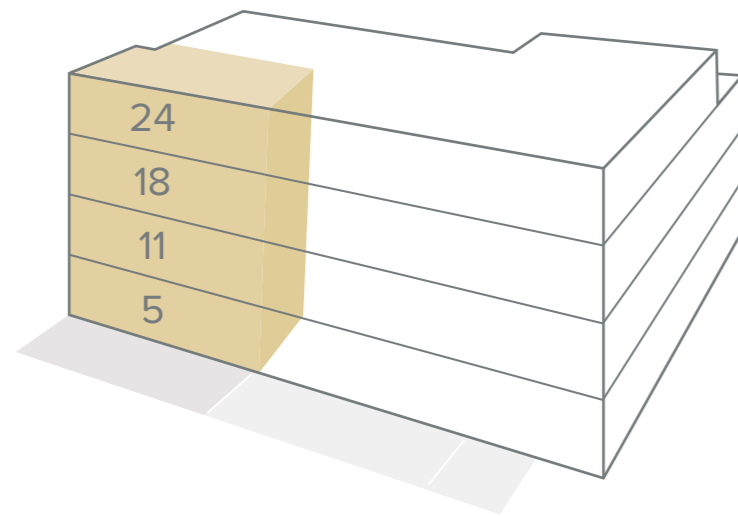


Living Area / Kitchen:	22'4" x 21'5" (Overall Max)
Bedroom 1:	11"x 9'7"
En suite:	7'4" x 4'6"
Bedroom 2:	9'4" x 9'3"
Bathroom:	7'4" x 4'6"

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The Pavillion TWO BEDROOM APARTMENT



Living Area / Kitchen: 20'2" x 17'2" (Overall Max)

Bedroom 1: 11" x 9'9"

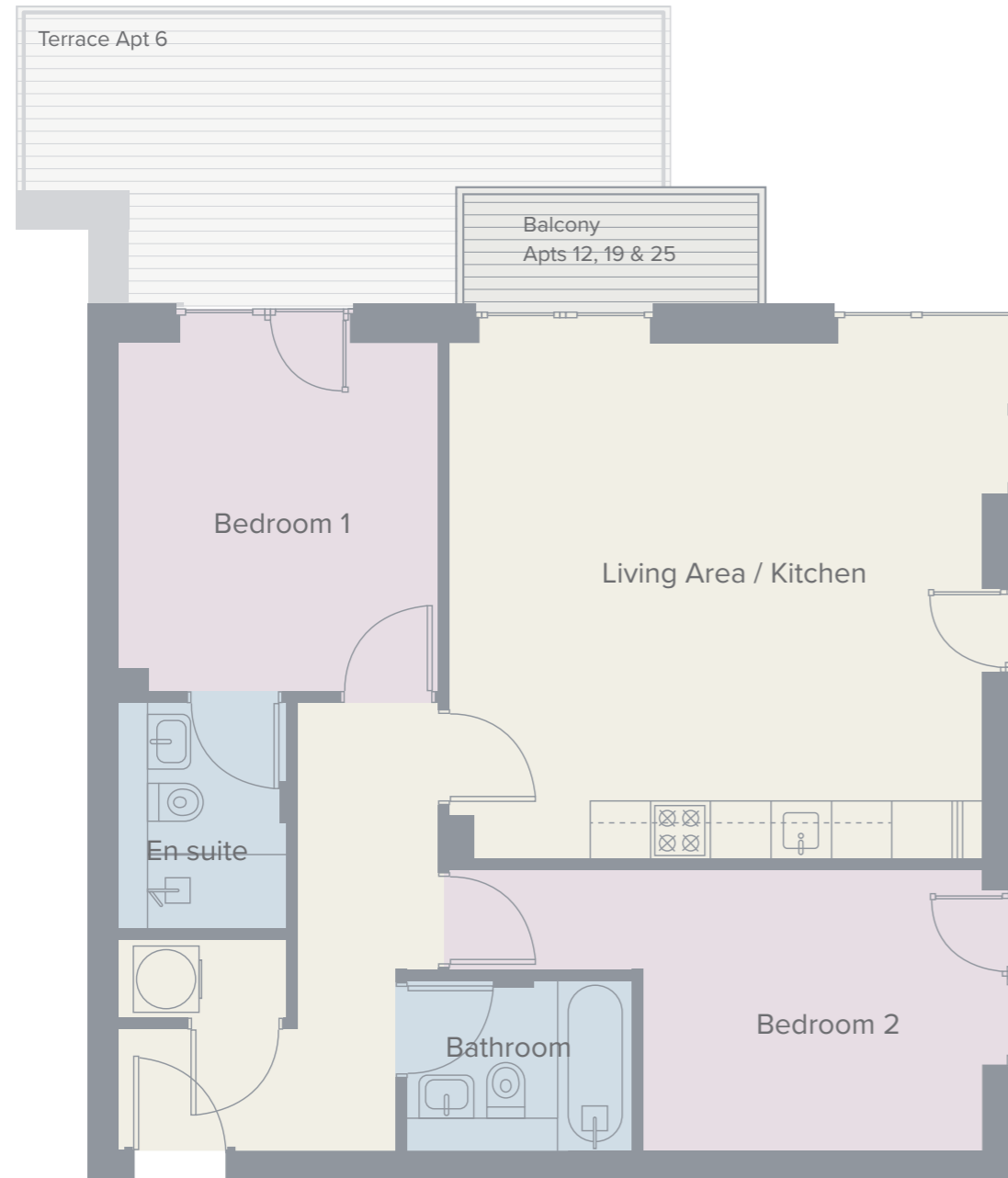
En suite: 7'5" x 4'5"

Bedroom 2: 9'2" x 9'3"

Bathroom: 7'4" x 4'6"

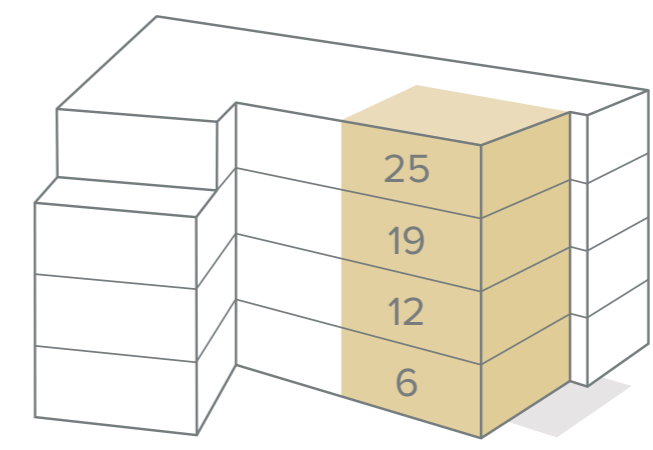
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The Versailles TWO BEDROOM APARTMENT

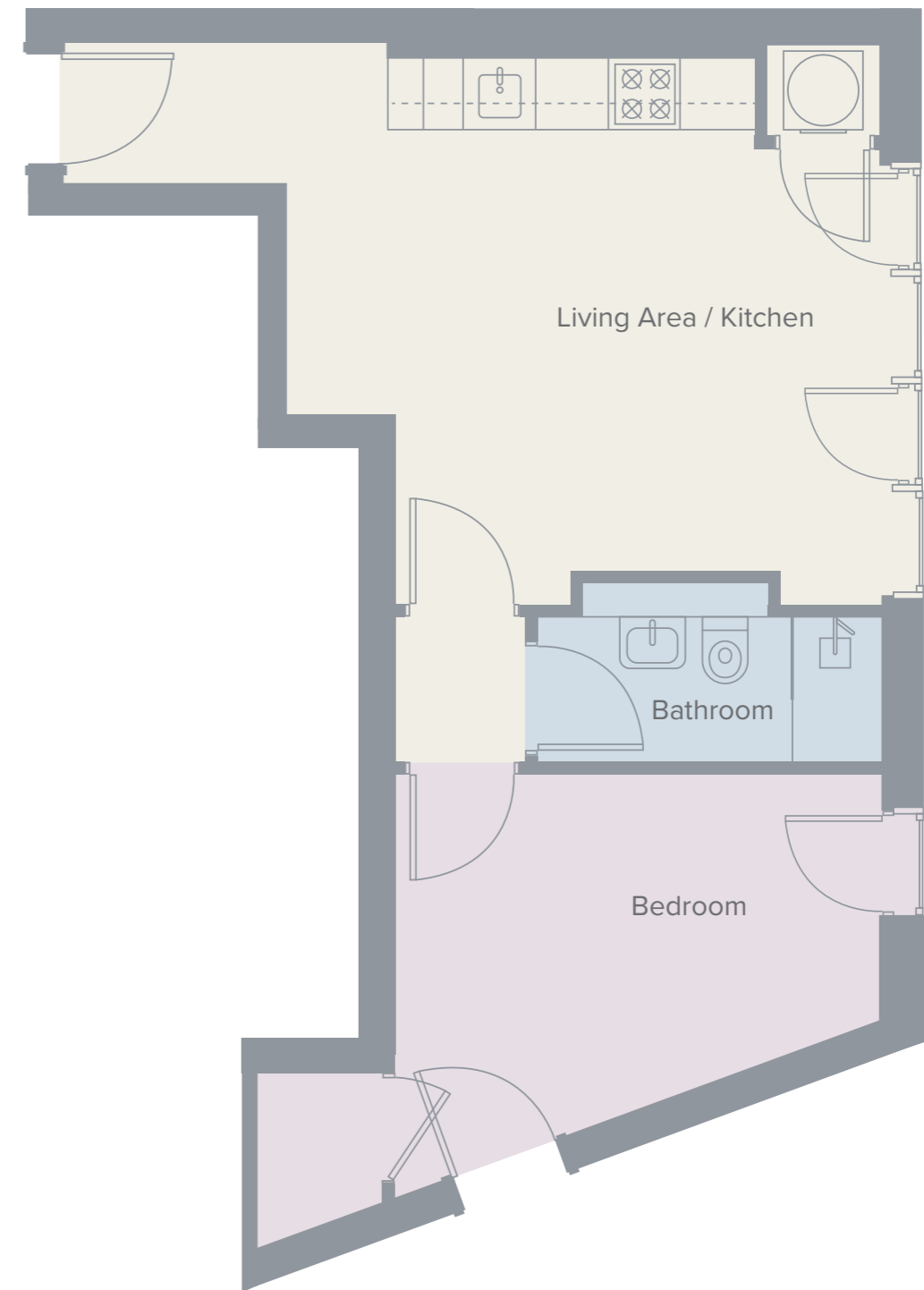
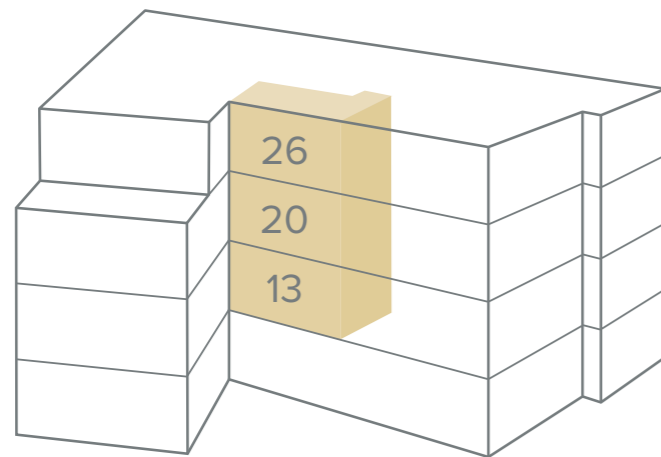


Living Area / Kitchen:	17'6" x 17' (Overall Max)
Bedroom 1:	11'7" x 10'6"
En suite:	7'5" x 4'6"
Bedroom 2:	11'6" x 9'2"
Bathroom:	7'6" x 4'5"

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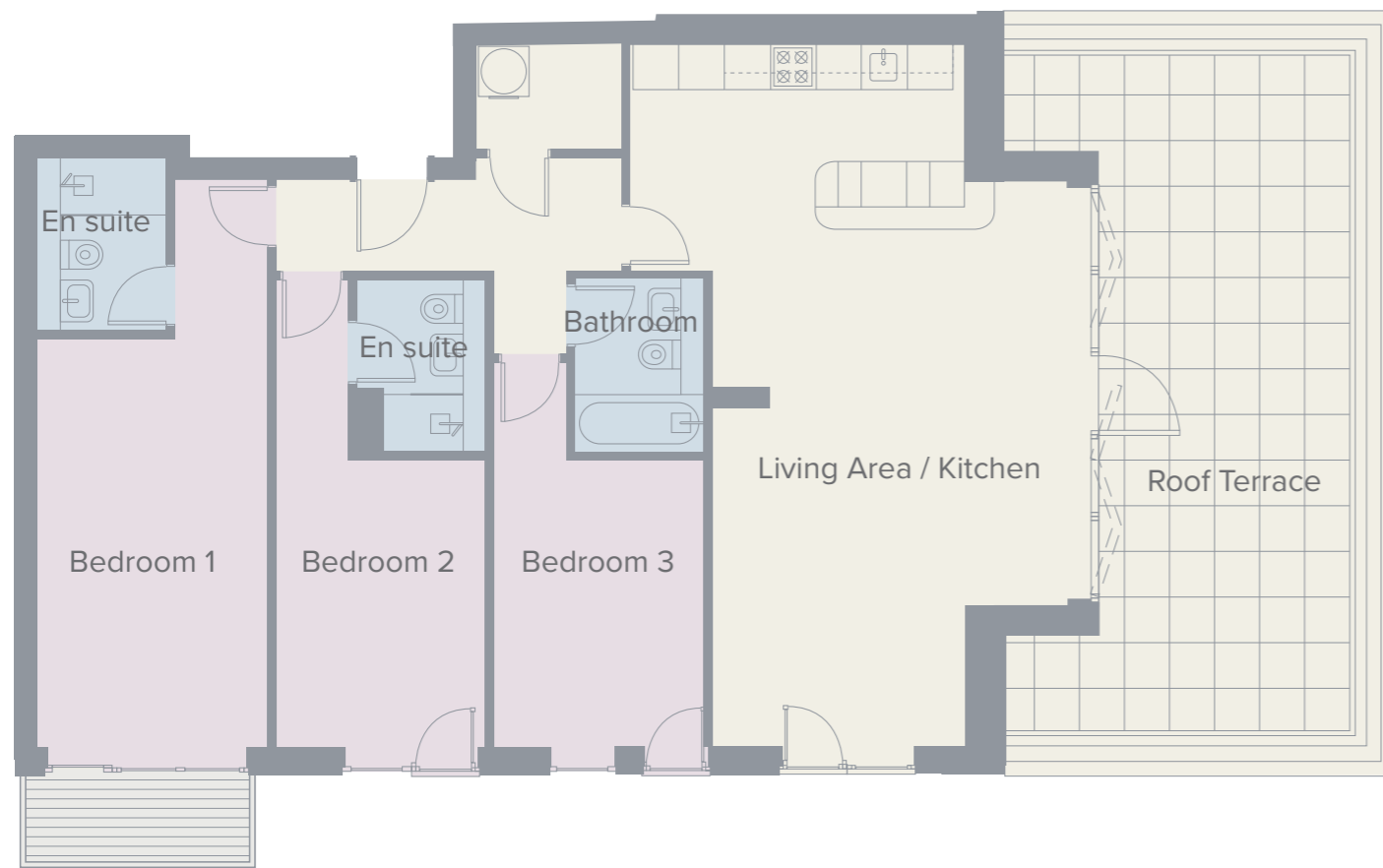
The Regency ONE BEDROOM APARTMENT



Living Area / Kitchen:	15'6" x 15'2" (Overall Max)
Bedroom 1:	13'6" x 13'4" Max
Bathroom:	9'6" x 3'8"

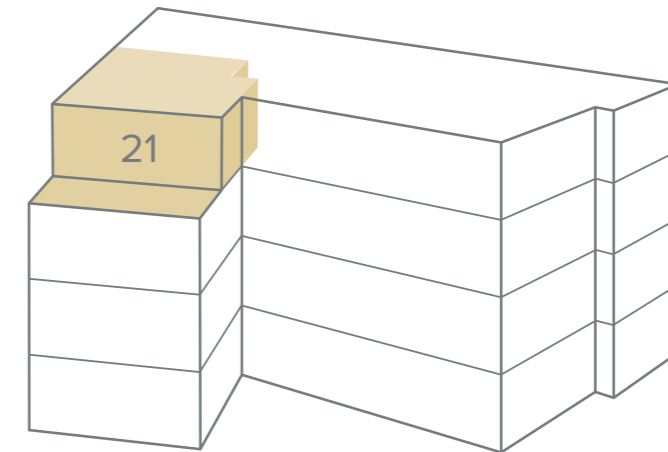
Apartment measurements are approximate, please note Living Area / Kitchen is sometimes measured to the longest dimensions and include recess of doors etc. Please clarify on viewings with agent.
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The Buckingham THREE BEDROOM APARTMENT



Living Area / Kitchen:	30' x 19'5" (Overall Max)
Bedroom 1:	18'3" x 9'9"
En Suite:	7'4" x 4'7"
Bedroom 2:	11'9" x 9'2"
En Suite:	7'5" x 4'6"
Bedroom 3:	11'6" x 9'2"
Bathroom:	7'5" x 4'6"

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Third Floor



Atlas House Specifications

Tenure - 999 year lease

Warranty - 10 year Checkmate Warranty includes 2 year builder warranty

General / Interior

White Veneer doors throughout

Adex Soliare - neo slimline individual controlled radiators

Architraves and skirtings painted in Crown Satin (white)

Walls and ceilings throughout painted in Crown Cover Matt emulsion (white)

Kitchen

David Charles modern white handleless kitchen with soft close cabinets

Kitchen peninsular (top floor apartments only)

Quartz worktops and upstands

Bosch single oven

Bosch integrated fridge-freezer

Bosch integrated dishwasher

Bosch glass ceramic induction hob - black

Franke stainless steel sink and mixer tap

Bathroom

Fully tiled family bathrooms Porto white matt porcelain tiles

Fully tiled en-suites Porto white matt porcelain tiles

Villeroy WC's and sinks

Vessini baths and shower trays

Chrome fittings – taps, flush pads, hand showers to en suites, shower heads, bath mixer & waste

Chrome towel rails to bathroom and en suite, (where space allows)

Underfloor heating to bathrooms and en suites

Outside Spaces

All 2 and 3 bedroom apartments include outside spaces either as a private balcony or garden terrace (see floor plans for details)

Communal

Lifts to all floors (including car park level)

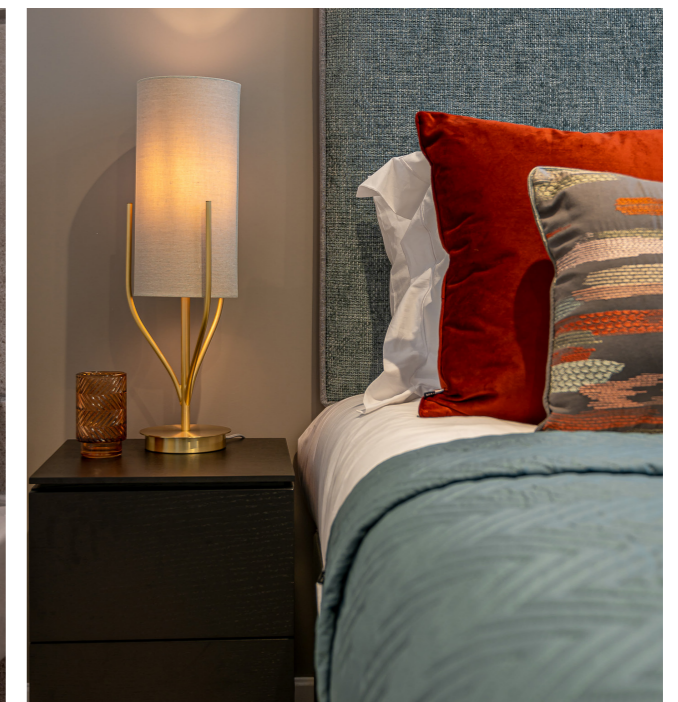
Secure allocated parking spaces to all 2 and 3 bedroom apartments

Flooring Optional Extras

European oak brushed finish engineered wood flooring

High quality carpets to all bedrooms and hallways

*Flooring is not standard specification, therefore it is not covered in 10-year warranty



Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative guide only and Newby reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease. Computer generated images are indicative only. Please note, the digital illustrations may not accurately depict elevation materials, gradients, landscaping or street furniture. All stated dimensions are subject to tolerances of +/- 50mm. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved apartment. Kitchen layouts are again indicative only and are subject to change before completion. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Newby and referred to in the contract. Please ask a Sales Advisor for further details. June 2023.



Harrogate

Drenched in heritage, Harrogate has been named as one of the happiest places to live in England. Harrogate is a cultivated spa town, where culture, architecture, cafes, restaurants and beautiful scenery are in abundance.

Where to go for a stroll - The Valley Gardens, or The Stray? Either is a must for taking a peaceful and picturesque tree lined walk. Looking for culture? Indulge your passions and your senses as you explore this incredible town, with plenty of scope to view the architectural buildings, visit the Royal Baths for a pamper or indulge in the Theatre. Or simply have a seat at the Bandstand and soak up the atmosphere.

The reputation of Harrogate's shopping streets for exquisite retail opportunities is well deserved. The Montpellier Quarter has over 50 independent shops to choose from, offering everything from couture boutiques to gastronomic treats. The Harrogate District lives up to the reputation of fantastic food and drink with its very own gin and plenty of delicious local produce available. As well as familiar names such as Betty's Tea Rooms and The Ivy on Parliament Street, you will find independent restaurants, all with treats to tantalise your taste buds.



With the Yorkshire Dales on the doorstep, and four charming but very different market towns: Boroughbridge, Knaresborough, Masham and Pateley Bridge, Atlas House has everything to keep you entertained. Commuting is easy with Harrogate station located close by - Harrogate to London in around 3 hours and great network links, making commuting all across the country easily accessible.



About the Developer

NEWBY

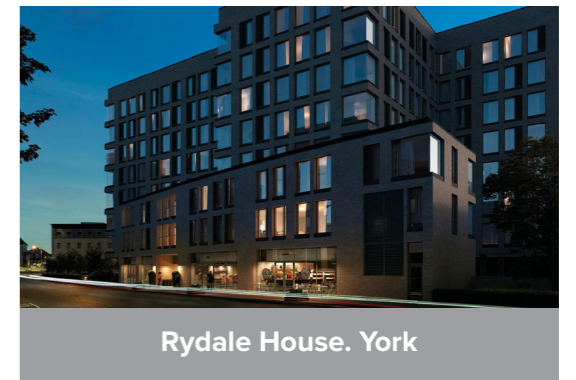
Superior homes in all aspects

At Newby we pride ourselves on creating unique homes which embody profound luxury and timeless interiors. Our ambition is to deliver homes that are truly relevant to the communities in which they are built. High quality inclusive developments that drive positive socio-economic change. Founded in 2008, our success is built on a strong track record of meticulously planned design solutions and bespoke properties for our customer. We have built our reputation through taking pride in delivering unique and timeless designs, creating places that are each a projection of our and our customer's vision.

Our other developments



Glasshouses Mill. Nidderdale



Rydale House. York



Devonshire Lane. Harrogate



West House Gardens. Birstwith

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