



**Church Square Mansions Church Square, Harrogate HG1 4SS**

**welcome to**

## **Church Square Mansions Church Square, Harrogate**

A lovely two bedroom retirement property with views of The Stray and a Juliet balcony. Benefiting from spacious, well presented accommodation, you do not want to miss out. Book your viewing with us today!

### **Entrance Hall**

Entering in through the main entrance door into the inner hall, there is a further door that leads off into the welcoming entrance hall. It is carpeted and there are wooden solid doors throughout. The hallway contains access to the bathroom, kitchen, bedroom one and two, an airing cupboard with storage and an additional storage cupboard. There are also double doors to the living room.

### **Living Room**

18' 6" x 12' 9" ( 5.64m x 3.89m )

With double doors leading in from the entrance hall, this neutrally presented living room featuring cream carpets, includes an electric fire that is housed in a wood surround with a stone heath and French doors opening onto a Juliet balcony. There is space for a dining area within too.

### **Kitchen**

5' 8" x 9' 4" ( 1.73m x 2.84m )

The kitchen encompasses base and wall units to two sides with marble effect worktops, a window to the rear overlooking The Stray, with a stainless steel sink and drainer inset beneath. There is an integrated fridge freezer, oven with hob and an extractor and also a half tiled splashback.

### **Bedroom 1**

12' 9" x 8' 9" ( 3.89m x 2.67m )

This good size carpeted double bedroom contains plenty of fitted wardrobes providing the apartment with useful extra storage space. There is a window to the rear and access to the ensuite.

### **Ensuite**

3' 8" x 7' 2" ( 1.12m x 2.18m )

The ensuite serves bedroom one and is fitted with lino flooring, a shower cubicle with a rail and curtain,

a pedestal hand wash basin and a window to the side elevation.

### **Bedroom 2**

10' 2" x 8' 9" ( 3.10m x 2.67m )

A further well proportioned carpeted double bedroom, currently dressed as an office with stunning views overlooking the gardens to the rear.

### **Bathroom**

9' 4" x 5' 8" ( 2.84m x 1.73m )

Incorporating a bath, heated towel rail, a W.C., wash had basin and all inset into vanity cupboards with a vanity mirror. This bathroom is half tiled and carpeted.

### **Outside**

Externally, we have been informed that the apartment has the potential to rent a parking space from other residents who currently own an allocated spot in the secure undercroft with remote entry system. There are also designated visitor spaces. The apartments surround a central courtyard which is beautifully maintained with well-stocked beds and paths intertwining between, a very pleasant communal space to sit out and enjoy.

### **Agent Notes**

The lease is 999 years from 24th June 1989. The vendor has advised that the ground rent is approximately £400 a year and the quarterly service charge is £869.34. It is believed that pets are permitted, however no animals that come under the Dangerous Wild Animals Act 1976. It is recommended that you check the full lease information and restrictions with your solicitor before committing to a purchase.





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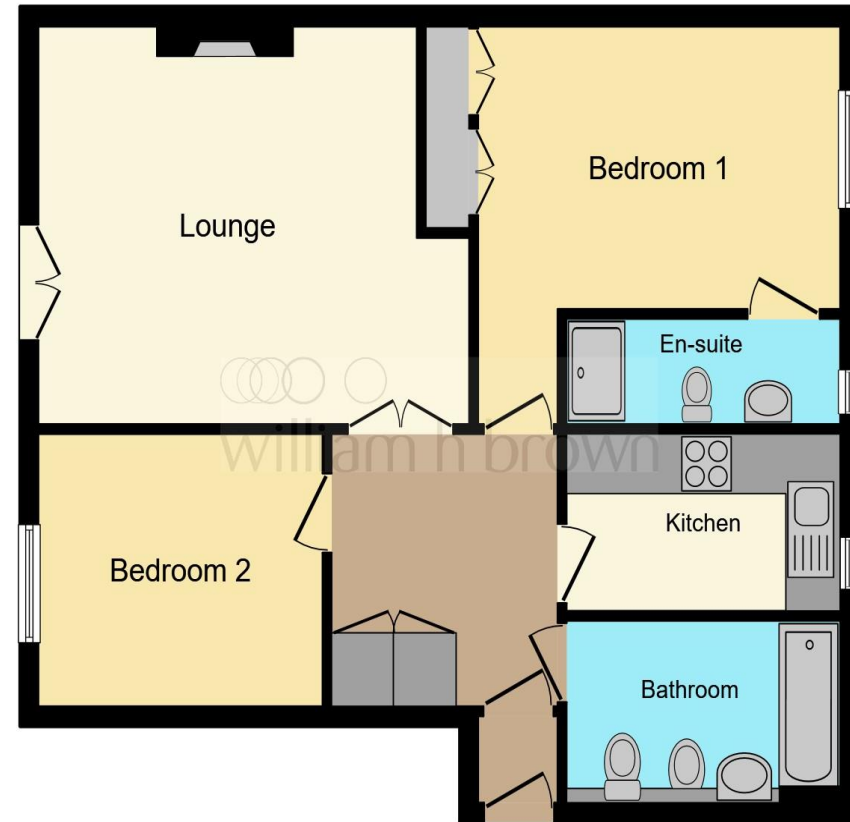
## Church Square Mansions Church Square, Harrogate

- LIFT ACCESS
- TWO DOUBLE BEDROOMS
- ATTRACTIVE COMMUNAL COURTYARD
- VIEW OF THE 200 ACRE STRAY
- POTENTIAL TO RENT PARKING SPACES FROM OTHER RESIDENTS SUBJECT TO AVAILABILITY - (CONTACT MANAGEMENT COMPANY FOR FURTHER DETAILS)

Tenure: Leasehold EPC Rating: C

offers in the region of

**£180,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:  
HRG106030 - 0024

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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