



10 Ravenscourt, High Street, Harrogate, North Yorkshire, HG2 7HX

**£77,000**  
FOR 70% SHARE



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An opportunity to purchase a 70% SHARE of this two-bedroom purpose-built ground-floor apartment forming part of a popular retirement development run by a housing association.

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Ravenscourt occupies a pleasant setting, situated well back from Starbeck High Street but convenient for all the local amenities. The apartment has gas central heating and double glazing and is situated towards the rear of the development and therefore enjoys a peaceful setting.

This excellent apartment is sensibly priced, and therefore an early inspection is recommended.





## GROUND FLOOR

Security-controlled entrance door leads to -

## COMMUNAL ENTRANCE HALL

With lockable store for each apartment. Private front door leads to -

## ENTRANCE HALL

## SITTING / DINING ROOM

Double-glazed windows to rear, central heating radiator and coved ceiling. Glazed doors through to -

## KITCHEN

Fitted with a range of wall and base units with working surfaces and tiled splashbacks. Electric oven and hob, plumbing and space for washing machine. Space for fridge. Double-glazed window to side.

## BEDROOM 1

Double-glazed window to front, central heating radiator and coved ceiling.

## BEDROOM 2 / DINING ROOM

Double-glazed window to side, coved ceiling and central heating radiator.

## SHOWER ROOM

Shower cubicle with fitted folding chair, pedestal washbasin and low-flush WC. Double glazed window to the side.

## OUTSIDE

Ravenscourt occupies a generous plot with private gardens for the benefit of all the residents. There is a large car park to the front providing ample parking for residents and visitors.

## AGENT'S NOTES

Leasehold

RETIREMENT APARTMENT - 60 years above

SANCTUARY HOUSING

SC IS £213 - Includes building insurance & update of communal areas - Mrs Morris call once we know service charge

LEASE IS 60 YEARS FROM NOVEMBER 2015

Diane Kelly (scheme manager) – 07920 577047

no rent payable on the 30%

Buyers will need to be interviewed by Sanctuary Housing to make sure they are suitable for living independently. New boiler 3 years ago.

Has store cupboard. Located on landing outside flat. It is the one furthest to the right. There is a key for the store cupboard within the flat.

Once a sale is agreed, the buyer has to organise a meeting with Christine from Sanctuary Housing, once they have had the meeting they will need to fill in an application form with supporting documents such as three months' bank statements/proof of age etc.

**Council Tax Band - B**





Total Area: 46.5 m<sup>2</sup> ... 500 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)