



Church Square Mansions, Harrogate, HG1 4SS

- CHAIN FREE RETIREMENT PROPERTY
- Ground floor with convenient level access at the rear
- Stray views
- Super welcoming community
- Level walk into Harrogate Town Centre
- Well presented two bedroom apartment
- UPVC double glazing
- Residents lounge and communal facilities
- Well appointed kitchen
- Council Tax Band D

Offers Over £220,000



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DESCRIPTION

This charming retirement property in Church Square Mansions offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and two modern shower rooms, this ground floor residence is designed to cater to the needs of its residents. The well-appointed kitchen is perfect for those who enjoy cooking, while the spacious reception room provides a welcoming space for relaxation and socialising.

One of the standout features of this property is its stunning communal gardens, which are meticulously maintained and provide a serene environment for leisurely strolls or quiet contemplation. The views of Harrogate Stray add to the appeal, offering a picturesque backdrop that enhances the overall living experience.

For those with a vehicle, parking is available for one car, ensuring ease of access to the property and the surrounding area. Being centrally located in Harrogate means that residents can enjoy the vibrant local community, with shops, cafes, and amenities just a short distance away.

This property is not only a home but a lifestyle choice, ideal for those seeking a peaceful yet engaging retirement experience. With its excellent location, thoughtful design, and beautiful surroundings, this retirement property is a wonderful opportunity for anyone looking to embrace a new chapter in life.



EPC

Energy rated: D

This property produces 3.4 tonnes of CO₂

Material Information - Harrogate

Tenure Type: Leasehold

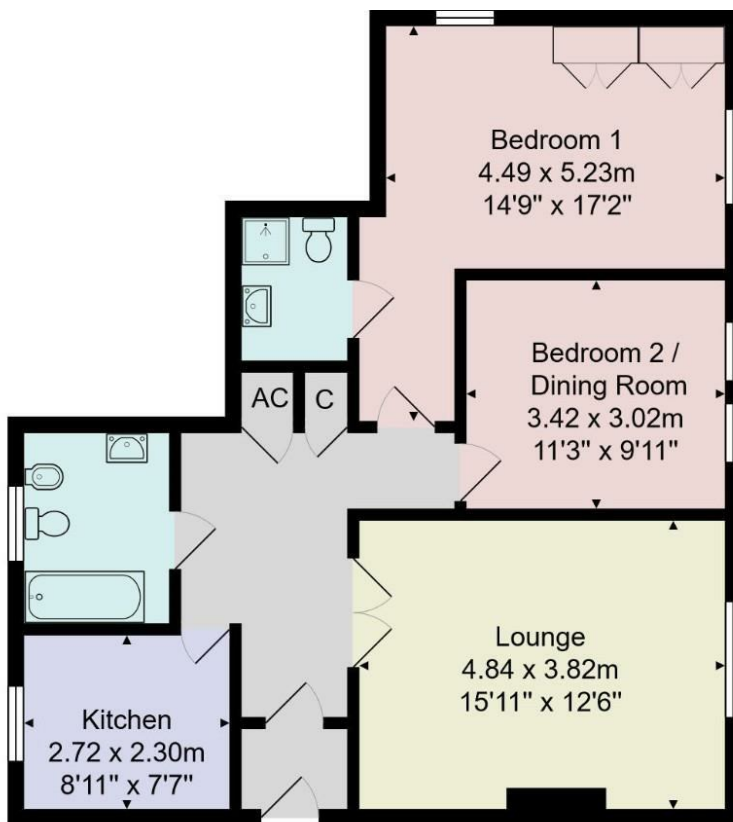
Leasehold Years remaining on lease: 963

Leasehold Annual Service Charge Amount £3727.96

Ground rent: £390/ annum paid quarterly

Council Tax Banding: D





Total Area: 74.3 m² ... 800 ft²

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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Viewings

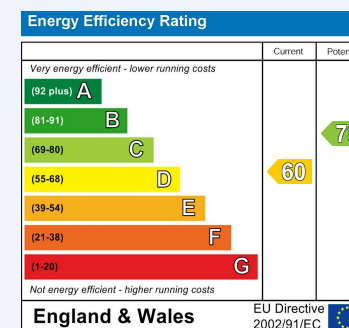
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.