



## Flat 24, Church Square Mansions Church Square, Harrogate

£220,000 Guide Price



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A spacious and well presented two bedroom, two bathroom first-floor apartment set within an exclusive over 55's Strayside development in central Harrogate. The property benefits from lift access and includes a secure underground parking space, while being ideally located for easy access to the town's wide range of amenities. \*\*\* Offered for sale with no onward chain \*\*\*

Church Square Mansions enjoys private, enclosed courtyard gardens exclusively for residents and occupies a prime position overlooking the Stray in central Harrogate. The development further benefits from well-maintained communal areas, including a residents' lounge and laundry facilities, together with a secure underground car park where Apartment 24 has the advantage of an allocated space.

AGENTS NOTE The property is long leasehold having an original term of 999 years. All mains services are connected with the exception of gas. Residents benefit from a communal lounge on the top floor together with a shared laundry. There is also a guest bedroom with en-suite facilities which can be rented through the management company for visiting guests. A milkman can deliver milk, bread, eggs & other stuff to the apartment door. Small dog allowed. Very helpful Manageress few times a week. On a social note there are drinks in garden daily in summer. Independent living, not nursing or warden assisted. There is also an easy flat walk away from main roads into town and a few minutes away there is a parade of shops near hospital with everything you need.

Leasehold Years remaining on lease:

Leasehold Annual Service Charge Amount £

Ground rent: £/ annum paid quarterly

Council Tax Banding: D

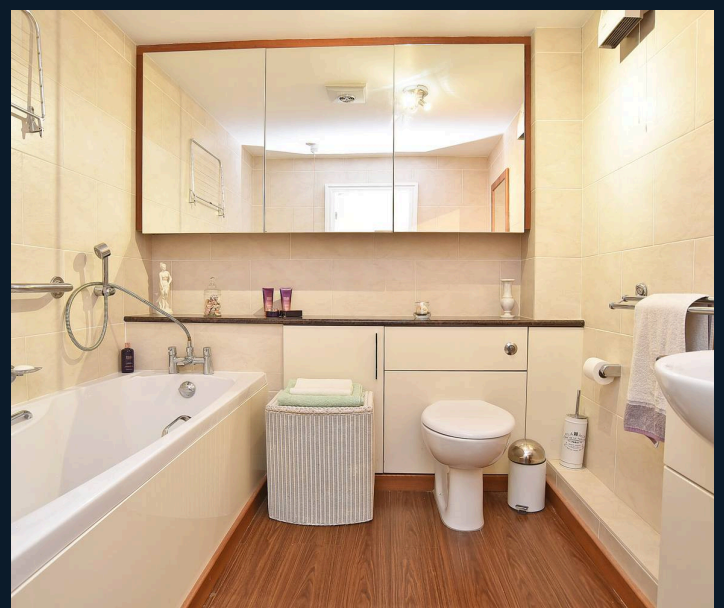
Tenure: Leasehold

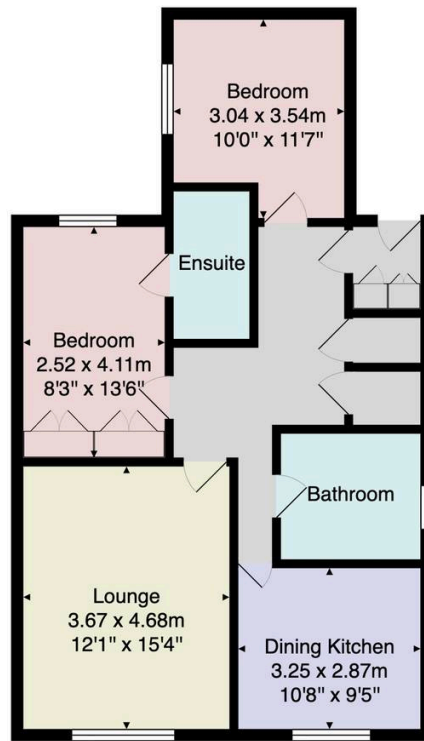


Entered via a secure communal entrance leading to well-kept shared areas, the apartment opens into a private entrance lobby with fitted storage. A central hallway, also offering a useful storage cupboard and airing cupboard, leads to a tastefully decorated lounge with an attractive feature fireplace.

The contemporary breakfast kitchen benefits from underfloor heating and is fitted with a range of units, an integrated fridge freezer and washer/dryer, with ample space for a dining table.

The main bedroom comfortably accommodates a double bed and benefits from fitted wardrobes, along with a tiled en-suite shower room featuring a vanity unit, WC and additional storage. The second bedroom is also a double room and is served by a stylish main bathroom.





Total Area: 74.6 m<sup>2</sup> ... 803 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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

