



Flat 38, Church Square Mansions Church Square, Harrogate

£210,000

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A superb two-bedroom ground-floor retirement apartment enjoying a delightful south-facing aspect overlooking the famous Harrogate Stray. The apartment forms part of this exclusive Strayside development located in the heart of Harrogate and is ideally placed for convenient access to the town's excellent amenities including shops, cafés, restaurants and transport links. This impressive apartment offers spacious accommodation with high ceilings and attractive period-style features, together with modern fittings. The property is well presented throughout and benefits from double glazing and energy-efficient electric radiators. Residents' permit parking is available directly outside the building. An internal viewing is strongly recommended to appreciate the position and quality of this excellent apartment. A security-controlled entrance door leads to the communal reception hall, with access across a private enclosed courtyard to the apartment. There is also an adjacent/independent entrance to the apartment, giving direct access to the property and to the Stray.

OUTSIDE Church Square Mansions benefits from private enclosed courtyard gardens for the use of residents and occupies a prime position alongside the Stray in central Harrogate. Underground residents parking can also be arranged by purchaser and visitors parking is available.

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, you have to have an interview to confirm suitability. Very friendly community. 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.

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 EPC Energy Efficiency Rating: D



GROUND FLOOR

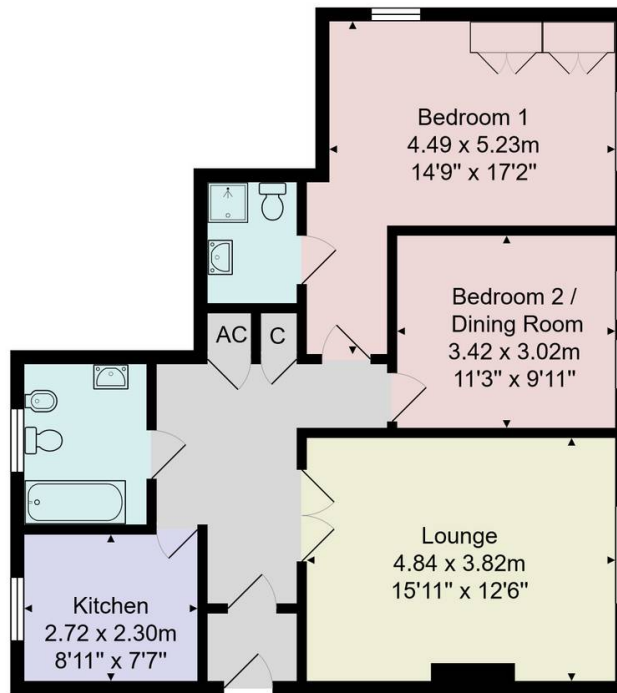
An entrance vestibule leads into the spacious reception hall, which has a fitted shelved cupboard and airing cupboard housing the hot water cylinder.

The lounge is a particularly attractive reception room with a double-glazed sash window enjoying a southerly aspect over the Stray. The room features a fireplace with carved wood surround, marble inset and hearth together with decorative ceiling cornice.

The kitchen has a window overlooking the attractive communal gardens and comprises a range of fitted base and wall units with worktops, stainless-steel sink unit, tiled splashbacks and under-unit lighting. Integrated appliances include an induction hob and eye-level oven, and there is a washing machine. The principal bedroom is a large double room with sash window enjoying the same pleasant southerly outlook over the Stray together with a circular side window. The room benefits from an extensive range of fitted wardrobes, drawers and dressing table.

The bedroom is served by an en-suite shower room comprising shower, WC and basin together with heated towel rail. There is also a second bedroom which could alternatively be used as a dining room or additional reception space. This room has two full-height windows to the front elevation overlooking the Stray. The accommodation is completed by a modern shower room fitted with a large shower, WC and basin.





Total Area: 74.3 m² ... 800 ft²

All measurements are approximate and for display purposes only.

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