



**Flat 20, Church Square Mansions Church Square,
Harrogate**

£200,000



**YOUR AWARD
WINNING AGENT**

#DARINGTODIFFERENT



A superb two bedroom ground floor retirement apartment, enjoying a delightful outlook over the attractive communal gardens and forming part of this exclusive Strayside development in the heart of Harrogate. The apartment offers spacious and beautifully presented accommodation with modern fittings throughout, together with the benefits of independent retirement living within a friendly and well-managed community. Church Square Mansions occupies an enviable position alongside the famous Harrogate Stray and is ideally located within easy walking distance of the town centre, where there is an excellent range of shops, cafés, restaurants and transport links. Residents enjoy a peaceful setting whilst remaining close to all the amenities Harrogate has to offer. The development provides a superb lifestyle for the over-55s, with attractive communal facilities, beautifully maintained gardens and a welcoming community atmosphere.

OUTSIDE Church Square Mansions benefits from beautifully maintained communal gardens together with attractive enclosed courtyard gardens for the exclusive use of residents. Residents' permit parking is available immediately outside the building, and underground residents' parking may also be arranged by separate agreement. Visitor parking is also available.

AGENTS NOTE The property is leasehold with approximately 963 years remaining on the original 999-year lease. The current service charge is approximately £896 per quarter and the ground rent is approximately £390 per annum, payable quarterly. The development offers an excellent range of communal facilities including a residents' lounge, shared laundry and a guest suite with en suite facilities, which may be booked for visiting family and friends.

Residents also benefit from the services of an on-site manager several times each week, together with a welcoming and friendly community. Deliveries such as milk, bread and groceries can be made directly to the apartment, and small dogs are permitted, subject to the development rules. Church Square Mansions is designed for independent retirement living and prospective purchasers are required to attend a suitability interview with the management company.

Council Tax band: D Tenure: Leasehold



ACCOMMODATION

A secure communal entrance leads into the reception hall, with access across a private enclosed courtyard to the apartment.

A spacious reception hall welcomes you into the property and benefits from a fitted cupboard together with a large walk-in storage cupboard, which offers excellent storage and has potential to be used as a small home office if required.

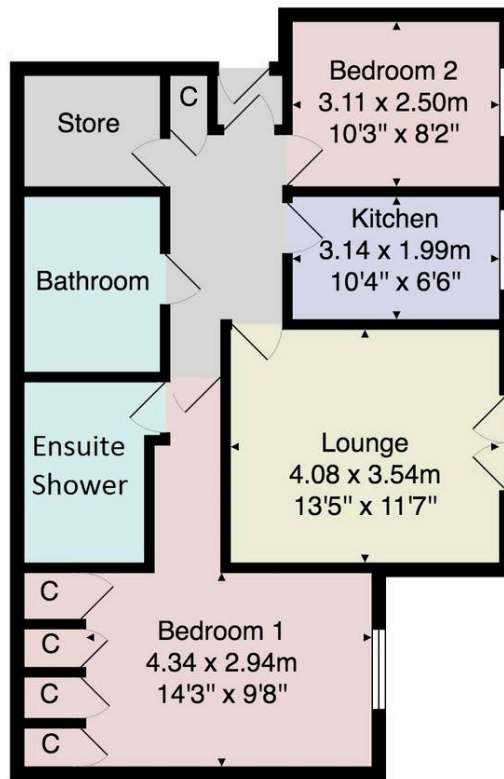
The sitting room is a generous reception room with ample space for both sitting and dining areas. Glazed doors open onto a Juliet balcony enjoying delightful views over the attractive communal gardens.

The fitted kitchen comprises a range of wall and base units and incorporates an electric hob, integrated oven, fridge and freezer.

The principal bedroom is a generous double room with fitted wardrobes and an en suite bathroom.

There is a further double bedroom together with a separate bathroom fitted with a WC, washbasin and bath.





Total Area: 72.4 m² ... 779 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

