



Flat 10, Church Square Mansions Church Square, Harrogate

£179,950 Guide Price



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A spacious two-bedroom, two-bathroom first-floor apartment within Church Square Mansions, an exclusive over-55s development in central Harrogate. With the Stray just moments away, the apartment is also close to the town's amenities and benefits from lift access and an allocated space in the secure underground car park. **Offered for sale with no onward chain.**

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.

The manager is in daily Monday to Friday.

A milkman can deliver milk, bread, eggs & other stuff to the apartment door. Small dog allowed. Very helpful Manageress few times a week. 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 £

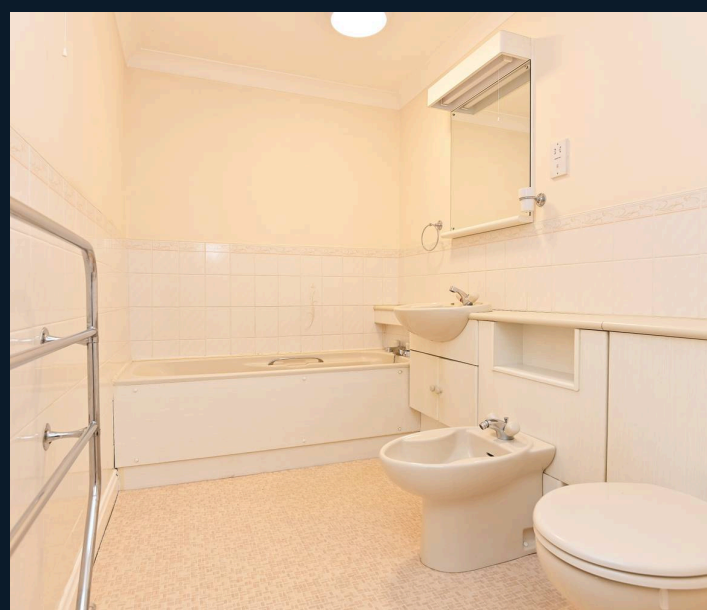
Ground rent: £/ annum paid quarterly

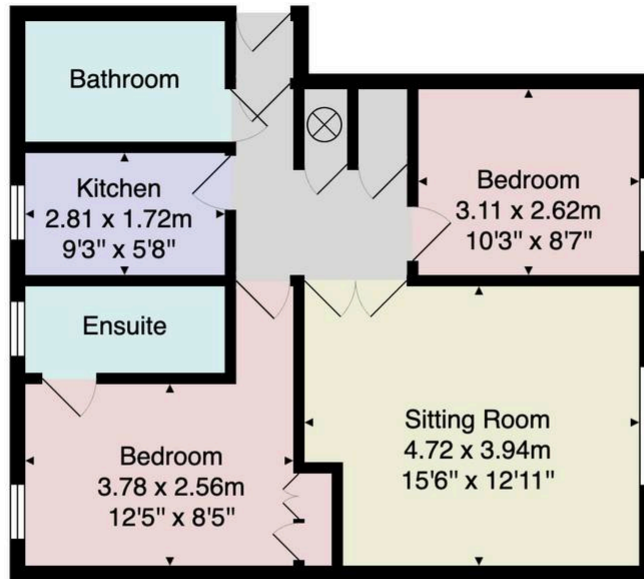
Council Tax Banding: D Tenure: Leasehold EPC B



The apartment is entered through a secure communal entrance and opens into a private hallway with fitted storage. A further storage cupboard and airing cupboard provide useful additional space. The accommodation includes a kitchen, a lounge overlooking the communal gardens, a principal bedroom with en-suite shower room, a further double bedroom and a house bathroom.

Residents can enjoy the enclosed courtyard gardens, well-maintained communal areas, a residents' lounge and laundry facilities. Fibre-optic broadband is currently being installed in the block. A local bus route is a short walk away, while a supermarket, library, doctors' surgery, pharmacy, hospital and Harrogate town centre are all within easy reach.





Total Area: 61.8 m² ... 665 ft²

All measurements are approximate and for display purposes only.

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