



33 Church Square Mansions, Church Square, Harrogate, HG1 4SS

£175,000

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A spacious and well-presented two-bedroom second-floor apartment, enjoying a delightful outlook directly over the adjoining Stray, forming part of this exclusive retirement development within the heart of Harrogate, convenient for all the town's amenities.

This excellent apartment provides spacious accommodation with a sitting room, which has a Juliet balcony with views over the Stray, a well-equipped modern kitchen, two double bedrooms, and shower room. A new hot water cylinder has been installed.

The apartment forms part of this popular retirement development, situated in a superb location in High Harrogate, with lift access and attractive communal gardens and is within easy walking distance of the town centre.





SECOND FLOOR

RECEPTION HALL

A spacious reception hall with large fitted storage cupboard, where there is a newly fitted hot-water cylinder.

SITTING / DINING ROOM

A spacious reception room with fireplace with electric fire and glazed doors leading to a Juliet balcony which enjoys a delightful outlook over the adjoining Stray.

KITCHEN

With a range of wall and base units with electric hob and oven and plumbing for washing machine. Integrated fridge / freezer.

BEDROOM 1

A large double bedroom with fitted wardrobes and window.

BEDROOM 2

A further double bedroom.

SHOWER ROOM

With WC, washbasin and shower.

OUTSIDE

Church Square Mansions has the benefit of private, enclosed courtyard gardens for the use of all residents and is situated within the heart of the Stray. The property has the use of residents' parking spaces

SERVICES

The property has the advantage of lift facilities and a residents lounge on the fourth floor, plus an adjacent laundry in the main building.

There is also a double bedroom with en-suite facilities available for guests to rent from the management company.

Lease Information & Charges

Property is understood to be long leasehold 999 years commencing 1989

The following charges are payable by the occupier of the property

Monthly Service charge: £368.38

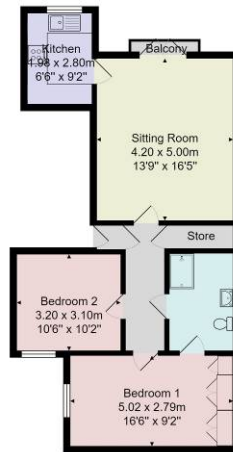
Monthly ground rent: £32.50

Annual Buildings insurance: Approximately £560

Tenure - Leasehold

Council Tax Band - D





Total Area: 65.8 m² ... 708 ft² (excluding balcony)

All measurements are approximate and for display purposes only.
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