

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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

£160,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

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

A spacious and well-presented two-bedroom ground-floor apartment with the rare benefit of a private entrance, private patio, use of residents' parking, situated in this delightful position overlooking the adjoining Stray.

The apartment comprises modern accommodation with a spacious open-plan sitting / dining room, a stylish fitted kitchen, two large bedrooms, modern bathroom, and utility cupboard. A glazed door from the apartment leads directly to a private patio, which provides an excellent outdoor sitting area on the edge of the famous Harrogate Stray.

Church Square Mansions stands within attractive, communal gardens and grounds and residents have use of excellent communal facilities within this popular Strayside retirement development, situated in a superb location in High Harrogate, with a lift access and within easy walking distance of the town centre.





GROUND FLOOR

SITTING / DINING ROOM

A spacious reception room with a glazed door leading to a private patio overlooking the Stray.

KITCHEN

With a modern range of fitted units with electric hob, integrated oven and integrated dishwasher.

BEDROOM 1

A double bedroom with a window overlooking the courtyard garden. Fitted wardrobes.

UTILITY CUPBOARD

With space and plumbing for washing machine and tumble dryer. Fitted sink and potential to convert this space back to an en-suite shower room, if required.

BEDROOM 2

A further double bedroom with window.

BATHROOM

A white suite comprising WC, washbasin and shower. Heated towel rail. Tiled walls.

OUTSIDE

The property has the rare benefit of a private paved sitting area which is accessed via a glazed door directly from the apartment. Steps lead from the patio to the front of the building where the famous Harrogate Stray is on the doorstep.

Church Square Mansions stands within attractive and well-maintained communal grounds and residents have use of the communal courtyard gardens. The apartment has the use of residents' parking spaces.

AGENT'S NOTE

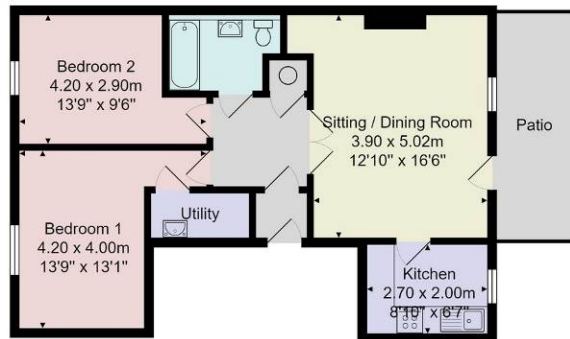
The sale is subject to probate. Probate has been applied for and it is not anticipated that probate would delay a sale.

Ground rent is £97 every 3 months, service charge is £1,105.14 per quarter and building insurance covering the whole complex is £770 per year.

Tenure - Leasehold

Council Tax Band - D





Total Area: 64.3 m² ... 693 ft² (excluding patio)

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.

Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			