



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

£175,000

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A spacious and well-presented two-bedroomed first-floor apartment situated in this popular Strayside retirement development.

A spacious and well-presented two-bedroomed first-floor apartment situated in this popular Strayside retirement development. The apartment is presented to a high standard, having a large reception room with Juliet balcony, modern fitted kitchen, two double bedrooms, a modern bathroom and en-suite shower room.

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





FIRST FLOOR

SITTING / DINING ROOM

A large reception room with space for sitting and dining areas. Glazed doors lead to a Juliet balcony.

KITCHEN

A modern kitchen with a stylish range of wall and base units with electric hob, integrated oven, integrated washing machine and free-standing fridge / freezer.

BEDROOM 1

A double bedroom with fitted wardrobes.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

A double bedroom with fitted wardrobes.

BATHROOM

A white modern suite, comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

OUTSIDE

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

AGENT'S NOTE

The property is long leasehold.

All the electric storage heaters were replaced in 2016

Lease is 999 year from 1982

Service charge is £1,105.14 per quarter

Ground rent is £97.50 per quarter

Buildings insurance is £751.47 per quarter

Parking space is No 17. Cost is £4.87 per quarter.

Council Tax Band - D





Total Area: 64.7 m² ... 696 ft²

All measurements are approximate and for display purposes only.
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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	78	81
(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			