



12 Church Square Mansions, Harrogate, HG1 4SS

£179,950



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A superb two-bedroomed first-floor retirement apartment forming part of this exclusive Strayside retirement development within the heart of Harrogate, convenient for all of the town's amenities.

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A particular feature of the apartment is the pleasant aspect looking towards the famous Stray.

Located in a pleasant position within the building, on the first floor, this excellent apartment offers immaculately presented accommodation appointed to a high standard, with the benefit of lift access, two double bedrooms, kitchen and en-suite shower room plus house bathroom and double glazing. The property is ready for immediate occupation and an early internal inspection is strongly recommended.





## **FIRST FLOOR**

### **BEDROOM 1**

A spacious double bedroom with window to front looking towards the Stray. Fitted wardrobes and dressing area.

### **EN-SUITE SHOWER ROOM**

With low-flush WC, washbasin set within a vanity unit, and shower. Tiling to walls and floor.

### **BEDROOM 2**

A double bedroom with window to side.

### **BATHROOM**

With low-flush WC, washbasin with storage below, bidet and bath.

### **RECEPTION HALL**

A spacious reception hall with fitted cupboard.

### **SITTING ROOM**

A generous reception room with windows to front and side overlooking the Stray.

### **KITCHEN**

A range of wall and base units and work surfaces with inset sink. Electric hob with extractor hood above, integrated electric oven, integrated fridge and freezer.

### **OUTSIDE**

Church Square Mansions has the benefit of private, enclosed courtyard gardens for use by the residents and is situated within the heart of the Stray.

### **TENURE**

Understood to be Long Leasehold with an original term of 999 years. There is also a part-time house manager. The service charge is currently approx £per quarter. There is also an annual ground rent of £plus a communal insurance charge of approximately £ per annum.

### **SERVICES**

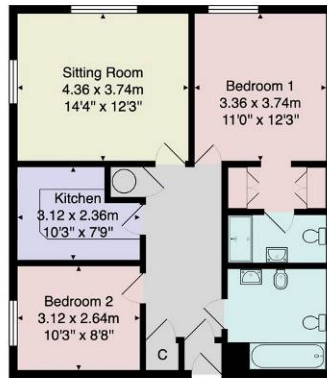
All mains services are connected with the exception of gas. There is the benefit of a residents' lounge on the fourth floor, together with an adjacent laundry. There is also a house manager and the reception area is understood to be manned each weekday morning. There is also a double guest bedroom with en-suite facilities, which is available to rent via the Management Company.

**Tenure** - Leasehold

**Council Tax Band** - D







Total Area: 71.4 m<sup>2</sup> ... 768 ft<sup>2</sup>

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(89-91)	B	80	83
(85-88)	C		
(81-84)	D		
(77-80)	E		
(73-76)	F		
(69-72)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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