



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

£175,000

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A luxurious second-floor apartment with south-facing Juliet balcony forming part of an exclusive retirement development uniquely situated on this island site within the famous 200-acre Stray, within level walking distance of the shopping centre and many of the town's excellent amenities.

This most attractive apartment offers very well-presented accommodation benefiting from a modern kitchen, spacious reception room, two good-sized bedrooms, house bathroom and en-suite shower room.

This high-quality development features a reception lounge in addition to the private residents' lounge on the fourth floor, and laundrette facilities.





GROUND FLOOR

The property is approached on the ground floor through a security-controlled video entry-phone system leading to –

COMMUNAL RECEPTION HALL

Staircase and passenger lifts to the upper floors.

SECOND FLOOR

Private entrance door to Apartment 14.

ENTRANCE VESTIBULE

RECEPTION HALL

With night storage heater. Recessed shelved store cupboard and airing cupboard with insulated hot-water cylinder and immersion heater.

SITTING ROOM

Having double-opening doors from the reception hall. Period-style fireplace with marble interior and hearth and illuminated electric fire. Double-opening French doors to Juliet balcony enjoying a south-facing aspect over the central courtyard garden.

KITCHEN

With range of modern fitted units and work surfaces with inset stainless-steel sink and inset four-ring electric hob. Range of base cupboards and drawers with matching wall cupboards. Integrated electric oven, extractor canopy, fridge, freezer and dishwasher. Window with views towards the Stray.

BEDROOM 1

Window having Stray views. Night storage heater. Range of recessed wardrobes.

EN-SUITE SHOWER ROOM

With tiled shower cubicle, low-level WC and pedestal washbasin. Electric heated towel rail. Window and extractor fan. Electric fan heater.

BEDROOM 2

With south-facing window. Night storage heater.

BATHROOM

Half tiled. With panelled bath, wash-hand basin, low-level WC and bidet. Extractor fan and heated towel rail. Electric fan heater.

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. Residents' and visitors' parking available.

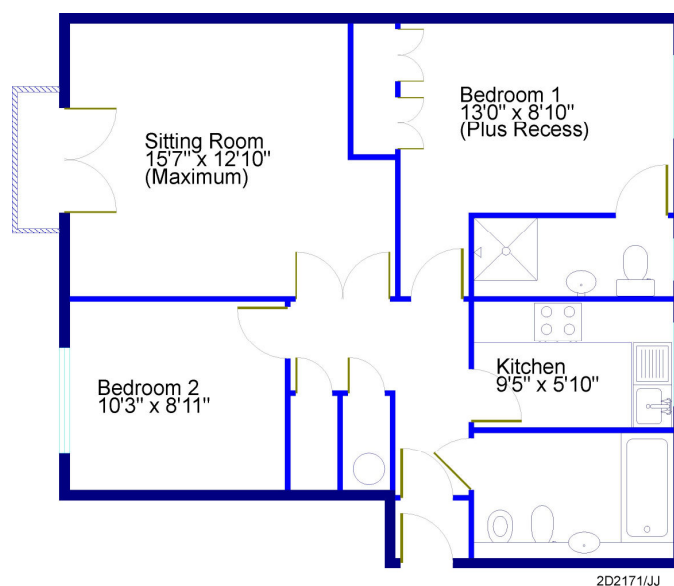
TENURE

The tenure is understood to be Long Leasehold. The ground rent is reviewed every 21 years, the last review having been carried out in 2011.

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 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.

Council Tax Band - D



Gross internal area = Approx 682 Sq Ft

Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very energy efficient - lower running costs</small> <small>Energy efficient - lower running costs</small> <small>Decent energy efficiency - lower running costs</small> <small>Decent energy efficiency - lower running costs</small> <small>Energy inefficient - higher running costs</small> <small>Very energy inefficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Very environmentally friendly - lower CO₂ emissions</small> <small>Environmentally friendly - lower CO₂ emissions</small> <small>Decent environmental friendliness - lower CO₂ emissions</small> <small>Decent environmental friendliness - lower CO₂ emissions</small> <small>Environmentally unfriendly - higher CO₂ emissions</small> <small>Very environmentally unfriendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small> <small>England & Wales</small>		<small>EU Directive 2002/91/EC</small> <small>England & Wales</small>	