





Church Square Mansions Church Square,Harrogate HG1 4SS

william h brown

welcome to

Church Square Mansions Church Square, Harrogate

A lovely two bedroom retirement property (over 55's) with views of The Stray and a Juliet balcony. Benefiting from spacious, well presented accommodation, you do not want to miss out. Book your viewing with us today!

Communal Entrance Hall
Entering in through the main entrance door into the inner hall, there is a further door that leads off into the welcoming entrance hall. It is carpeted and there are wooden solid doors throughout. The hallway contains access to the bathroom, kitchen, bedroom one and two, an airing cupboard with storage and an additional storage cupboard. There are also double doors to the living room.

Lounge
With double doors leading in from the entrance hall, this neutrally presented living room featuring cream carpets, includes an electric fire that is housed in a wood surround with a stone heath and French doors opening onto a Juliet balcony. There is space for a dining area within too.

Kitchen
The kitchen encompasses base and wall units to two sides with marble effect worktops, a window to the rear overlooking The Stray, with a stainless steel sink and drainer inset beneath. There is an integrated fridge freezer, oven with hob and an extractor and also a half tiled splashback.

Bedroom One
This good size carpeted double bedroom contains plenty of fitted wardrobes providing the apartment with useful extra storage space. There is a window to the rear and access to the ensuite.

Ensuite
The ensuite serves bedroom one and is fitted with lino flooring, a shower cubicle with a rail and curtain, a pedestal hand wash basin and a window to the side elevation.

Bedroom Two
A further well proportioned carpeted double bedroom, currently dressed as an office with stunning views overlooking the gardens to the rear.

Bathroom
Incorporating a bath, heated towel rail, a W.C., wash had basin and all inset into vanity cupboards with a vanity mirror. This bathroom is half tiled and carpeted.

Parking
Externally, we have been informed that the apartment has the potential to rent a parking space from other residents who currently own an allocated spot in the secure undercroft with remote entry system. There are also designated visitor spaces. The apartments surround a central courtyard which is beautifully maintained with well-stocked beds and paths intertwining between, a very pleasant communal space to sit out and enjoy.

Agent Note:
There is a warden at the property three mornings a week, visitor parking and sensor and pull cords. The lease is 999 years from 24th June 1989. The vendor has advised that the ground rent is approximately £400 a year and the quarterly service charge is £869.34. It is believed that pets are permitted, however no animals that come under the Dangerous Wild Animals Act 1976. It is recommended that you check the full lease information and restrictions with your solicitor before committing to a purchase.









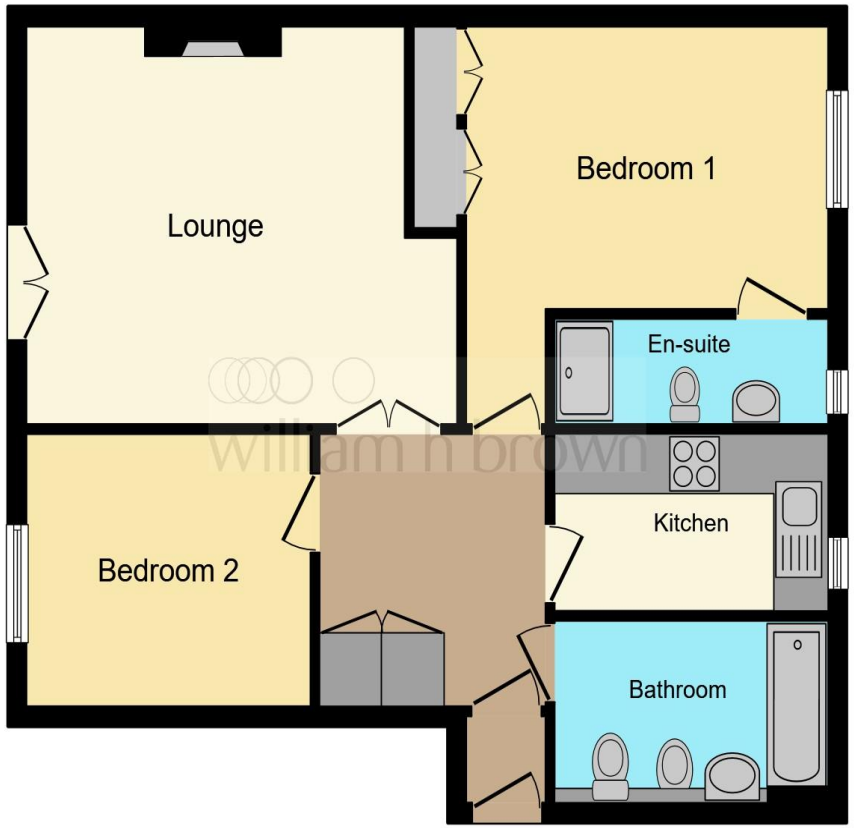
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welcome to

Church Square Mansions Church Square, Harrogate

- Retirement (over 55's) two bedroom apartment with no chain
- Overlooking breathtaking views of the stray
- Lift access
- Potential to rent a parking space
- Close to shops, park, restaurants

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 869.34
Ground Rent: 1400.00
This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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The Property Ombudsman

Property Ref:
HRG107936 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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