



CHURCH SQUARE MANSIONS  
**£179,950**



**ANDREW HILL**

## 2 CHURCH SQUARE MANSIONS

Harrogate, HG1 4SS

With secure underground parking and its own own private courtyard garden, a ground floor apartment with two bedrooms located in a fantastic setting adjoining the Stray,

Church Square Mansions is a sought after development for those aged 55 and above, with the benefit of a part time house manager, a resident's lounge with kitchen, laundry room and visitor's guest suite.

The apartment itself, is one of only seven at the entrance of the development which fronts the Christ Church Stray, and provides accommodation (ground floor at the rear and lower ground floor at the Stray side) including a hall, sitting room with French door to the private courtyard, fitted kitchen with integrated appliances, master bedroom with fitted wardrobes en suite shower room, bedroom2/study and house bathroom.



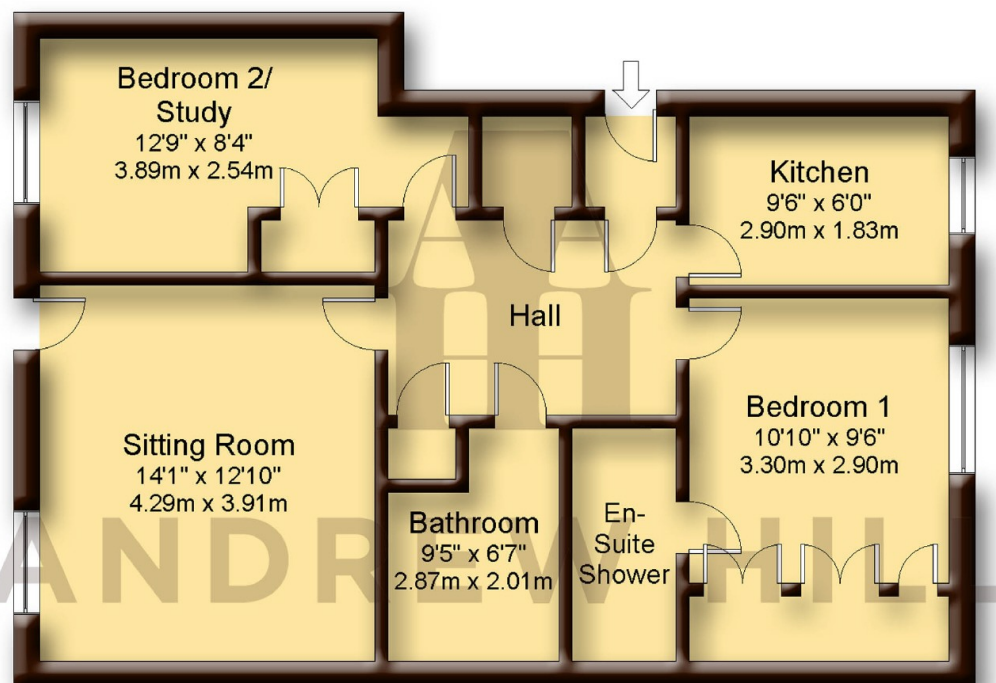


- Purpose Built Apartment
- 2 Bedrooms
- Ground Floor
- En Suite & Bathroom

- Sitting Room & Kitchen
- Private Courtyard Garden
- Secure Underground Parking
- Stray Side Position

- Fantastic Location
- Sought After Development
- Double Glazing
- Electric Storage Heaters





Not to Scale.  
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## Services

Mains services except gas.  
Sealed unit double glazing.  
Electric storage heating.  
Council tax band D.  
Leasehold - 999 years.  
Maintenance £518 a quarter.  
Ground rent £97.50 a quarter.  
EPC rating C.

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