

GUIDE PRICE: CIRCA*

£120,000

2 West Court, Hollins Hall, Hampsthwaite, HG3 2WY

Description

A beautifully presented first floor purpose built retirement apartment for the over 55's, offering spacious and well proportioned accommodation. The apartment has the benefit of gas fired central heating and sealed unit double glazing and offers light and airy accommodation with beautiful views over the manicured grounds and adjoining countryside. Communal facilities which are set in the impressive late Georgian Manor House, include, library, bar, restaurant, gym and swimming pool. The development is exclusively for those of 55 years and over and specifically designed for their needs.

Location

Hollins Hall is delightfully situated surrounded by beautiful open countryside, approximately three miles from Harrogate town centre. There is a regular bus service into the town and the villages of Hampsthwaite and Killinghall are nearby.

Tenure

Leasehold - A 125 year lease from 1st March 1999
 Ground Rent - £100 per annum
 Annual service charge - £10,200 per annum

Energy Performance Certificate

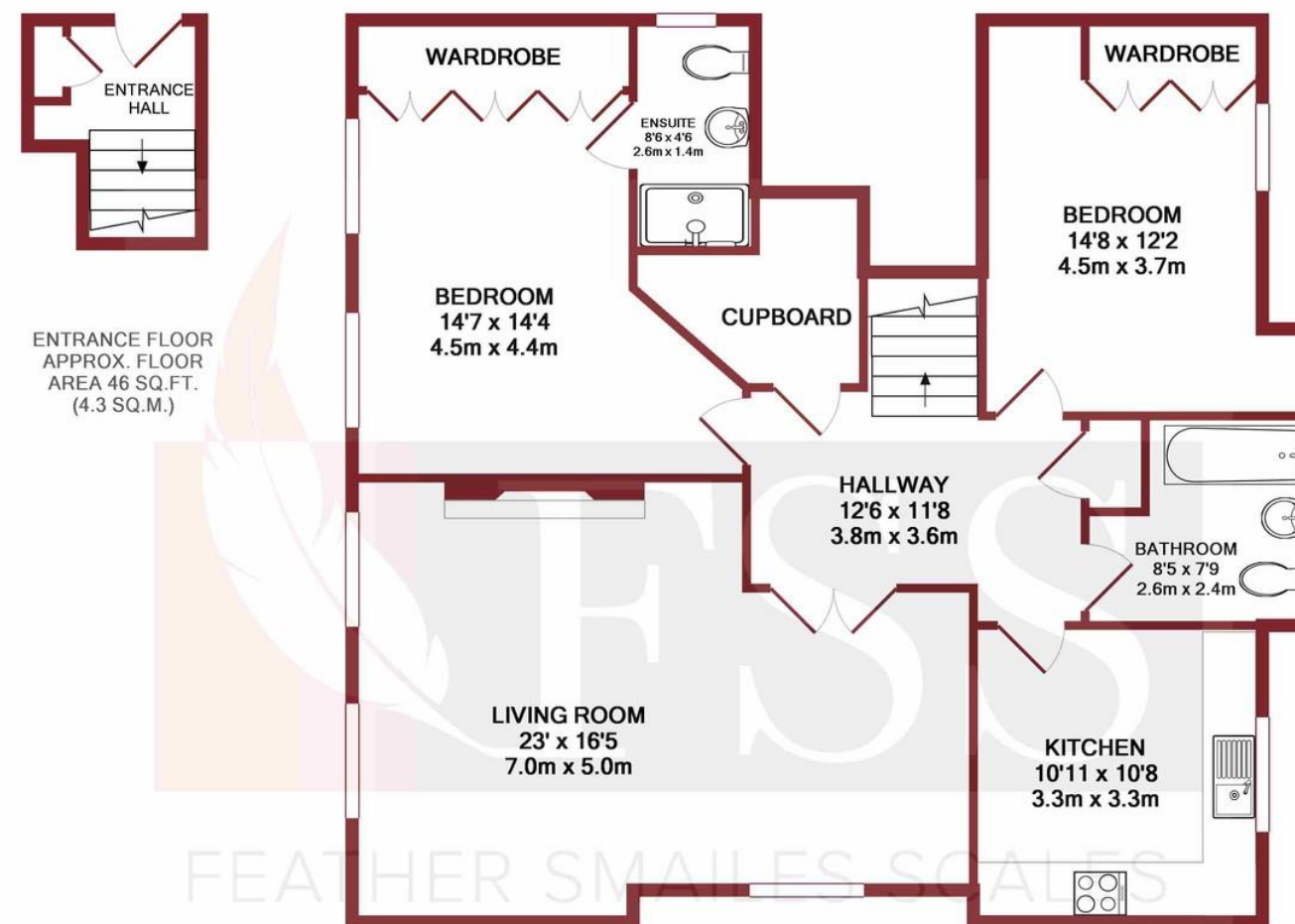
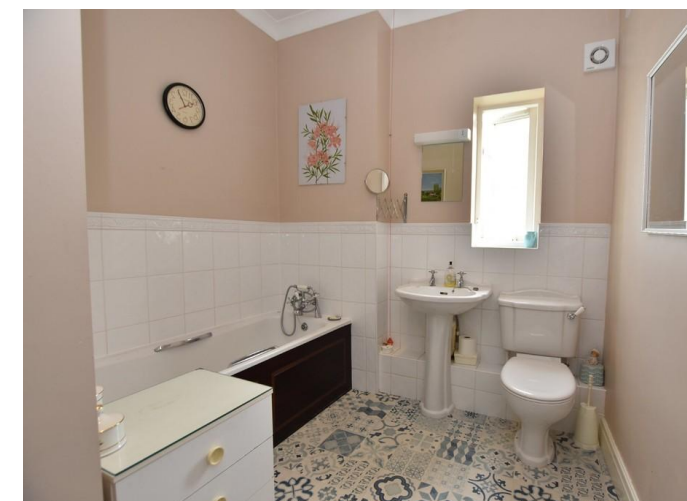
Grade D.

Services

All mains services are connected to the property.

Solicitors

Morrish Solicitors, 61 High Street, Yeadon, LS19 7SP.
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*See general conditions of sale for further information relating to the definition of Guide Price, Reserve Price and Additional Non Optional Fees and Costs.