



TENURE

Share of freehold. The remainder of a 999 year lease from January 1st 1989. Service charge approx £1837.19 per annum. No ground rent payable.

COUNCIL TAX

Band E (from internet enquiry).

SERVICES

We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

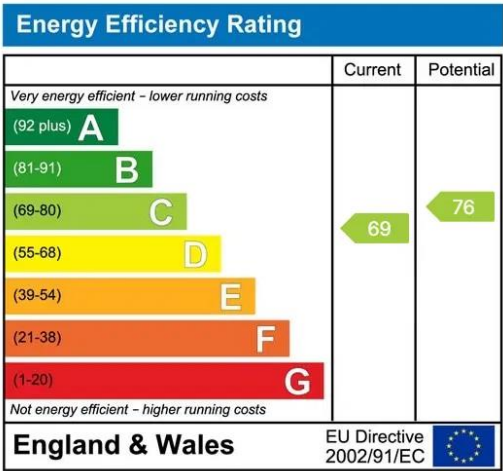
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731



Boston Spa ~ 15 Riverdale Gardens, LS23 6DZ

An infrequent opportunity to acquire this immaculately presented ground floor two bedroom apartment situated in this highly desirable residential location, situated on the high street of Boston Spa, with local amenities only a short walk away.

- Superb ground floor two bedroom apartment with en-suite
- Mature landscaped gardens
- Modernised and tastefully decorated throughout
- Fitted kitchen with integrated appliances
- Attractive bathroom suite
- Through lounge with dining area enjoying dual aspect
- Well maintained communal gardens to front and rear along with allocated undercover parking space
- Early viewing advised to avoid disappointment

£295,000 PRICE REGION



MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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ESTATE AGENTS
VALUERS

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Property Description

Occupying a favourable position within this highly regarded development just a short stroll from the vibrant High Street of Boston Spa, this spacious and tastefully appointed ground floor apartment offers comfortable and convenient living in one of the area's most sought-after villages.

Enjoying a delightful dual aspect, the apartment benefits from large front and side facing windows that allow natural light to flood the main living spaces. With gas fired central heating and double glazed sliding sash windows throughout, the accommodation in further detail comprises:-

A private entrance hallway with fitted wardrobes offering generous storage. Double internal doors lead into a light and spacious living room, featuring a charming walk-in bay window to the front and a focal fireplace with electric fire. A defined dining area enjoys a pleasant side facing outlook, while a door leads through to the separate modern fitted kitchen. The kitchen is well equipped with a range of attractive wall and base units, tiled splashback and integrated appliances including an automatic oven and grill, gas hob with extractor hood, Bosch dishwasher and 50/50 fridge freezer. There is also space and plumbing for an automatic washing machine. A rear facing window enjoys a pleasant aspect over the communal gardens.

There are two good sized double bedrooms, the principal of which features full-height fitted wardrobes and a refurbished en-suite shower room with a modern white suite and generous walk-in shower cubicle. The second bedroom also benefits from built-in wardrobes and a front facing window. A well appointed house bathroom serves the apartment, fitted with a modern white suite comprising low flush w.c., wash basin and bath with shower over, complemented by tiled walls and flooring. A useful airing cupboard provides additional storage.

The apartment is part of a popular and well-maintained purpose-built development with mature communal gardens offering an attractive and peaceful setting. Allocated resident parking is provided, together with additional visitor spaces, all conveniently situated just off the High Street with easy access to the wide range of amenities Boston Spa has to offer.

