



18 RIVERDALE GARDENS, BOSTON SPA, LS23 6DZ

Wetherby – 3 miles
Leeds – 12 miles
Harrogate – 13 miles
York – 14 miles

Boston Spa is a vibrant and sought after village with a first class range of amenities catering for daily needs including a wide selection of shops, superb choice of restaurants, excellent medical centre and popular schools for all age groups. The market town of Wetherby is only a short distance away and the A1(M) motorway just to the west of the village provides ready access to the regions motorway infrastructure and principal Yorkshire commercial centres.

The accommodation comprises of a ground floor communal reception hall with security entry phone system and staircase leading to the first floor. The apartment itself has a private entrance hall with double doors opening into a lovely light and spacious sitting/dining room with marble fireplace and point for electric fire and a shallow bay window overlooking the communal grounds. The fitted kitchen has a comprehensive range of wall and base units complemented by granite worktops and integrated appliances including Bosch oven and grill, induction hob, extractor hood, fridge, freezer, washer-drier, dishwasher and microwave.

The principal bedroom is again a well-proportioned room including a range of full height built in wardrobes and en suite bathroom with white suite, panelled to dado height and heated towel rail. There is a second double bedroom to the front again with full height fitted wardrobes and a separate travertine tiled shower room including a fitted vanity unit with wash hand basin and heated towel rail.

A VERY WELL MAINTAINED AND PRESENTED TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT, OCCUPYING A PRIME POSITION ON THIS EXCLUSIVE DEVELOPMENT AND WITHIN LEVEL WALKING DISTANCE OF ALL AMENITIES WITHIN THE SOUGHT AFTER VILLAGE OF BOSTON SPA.



Outside there is a private covered parking area, visitor parking spaces and well tended managed communal grounds to front and rear.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion

Maintenance Charges: Service Charge is £404 per quarter

Council Tax: Band D

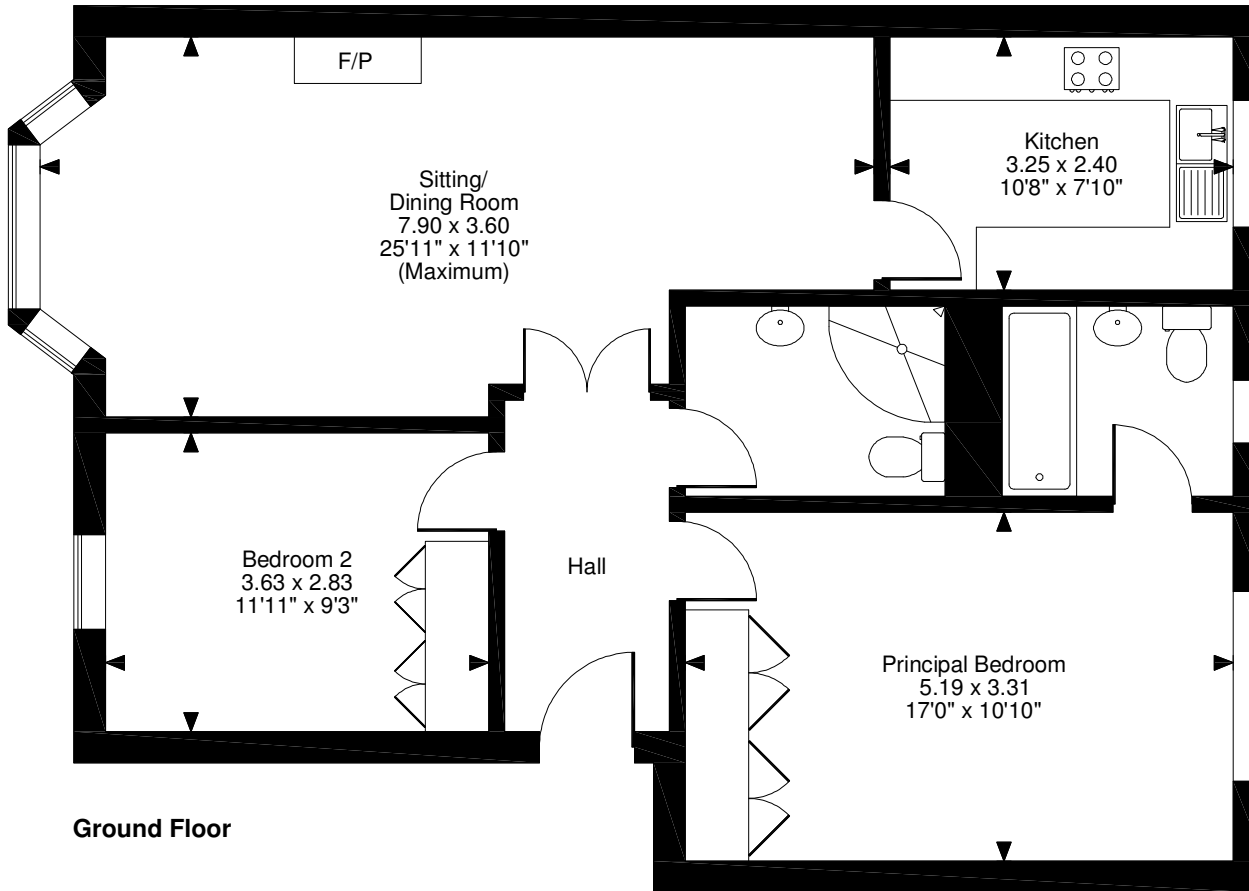
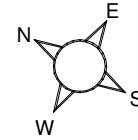
Agents Note: The apartment benefits from fitted carpets, gas fired central heating system and replacement double glazed windows throughout

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423

Directions - LS23 6DZ: Entering Boston Spa from Wetherby and the A1, continue through the centre of the village along High Street and Riverdale Gardens is on the left hand side, immediately after the Boston Spa Tennis and Croquet Club



18 Riverdale Gardens, Boston Spa
Approximate Gross Internal Area
839 sq ft / 78 sq m



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

IMPORTANT INFORMATION

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