



## 21 RIVERDALE GARDENS

BOSTON SPA, LS23 6DZ

£260,000  
LEASEHOLD

Nestled in the charming area of Riverdale Gardens, Boston Spa, this delightful first floor apartment offers a perfect blend of comfort and convenience. Spanning an impressive 813 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat.

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SELLERS OF THE FINEST HOMES

# 21 RIVERDALE GARDENS

- CHAIN FREE • First Floor Flat • Within Minutes Walk to Boston Spa High Street • Long Lease (999 years) • Peppercorn Ground Rent • Service Charge approx. £1,809 pa • Beautifully Maintained Communal Gardens • Two Bedrooms, Two Bathrooms • Excellent Amenities • Designated Parking



Stepping through a communal entrance that leads you to the well-appointed first floor. The flat features a spacious kitchen and a bright lounge/ dining room, alongside two comfortable bedrooms and two bathrooms.

Outside, the property boasts one designated parking space, with additional spots available for guests. You'll also appreciate the beautifully maintained communal lawned gardens.

Boston Spa is known for its picturesque surroundings and excellent local amenities, including shops, restaurants, and reputable schools. The village also offers easy access to nearby towns and cities through major transport links.

Lease Length: 999 years from 1989 (963 years remaining)  
Service Charge: Approx. £1,809 pa  
Ground Rent: Peppercorn

For more information or to arrange a viewing, please contact Monroe Estate Agents.

## REASONS TO BUY

- Chain Free
- First Floor Flat
- Heart Of Boston Spa
- Spacious & Light

- Highly Sought-After Location
- Superb Amenities Close By
- Two Bedrooms and Two Bathrooms
- Communal Gardens & Designated Parking

CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like.

## ENVIRONS

Boston Spa boasts a fantastic array of local amenities, including independent restaurants, coffee shops, beauty salons, and trendy bars. Commuters will appreciate the excellent transport links to York, Wetherby, and Leeds. For those who prefer to stay close to home, there are numerous scenic walking trails and local activities to enjoy.

## SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

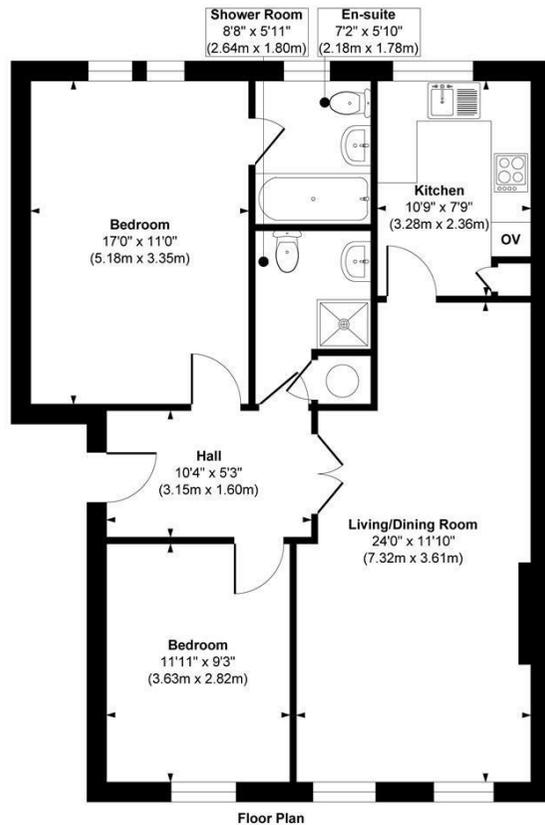
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

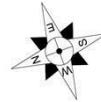
Strictly through the selling agent - Monroe Estate Agents.

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**Approx. Gross Internal Floor Area 813 sq. ft / 75.53 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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