



20 Wedderburn Lodge, Wetherby Road, Harrogate, HG2 7SQ

**£100,000**

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A spacious and newly refurbished one-bedroom retirement apartment situated in a delightful position within this sought-after retirement development on the first floor with a Juliet balcony. The accommodation has been newly refurbished to a high standard and comprises a spacious living room together with modern, well-equipped kitchen, a double bedroom and modern shower room. The apartment also has the advantage of excellent storage space. Situated in this popular and well-run retirement development close to Harrogate District Hospital and the Stray. Available with no onward chain, an early inspection is recommended.

## ENTRANCE HALL

A spacious reception hallway with large walk-in storage cupboard and additional cupboard.

## SITTING ROOM

A good-sized reception room with sitting and dining area. Window to front and glazed door leads to the Juliet balcony.

## KITCHEN

A recently fitted modern kitchen with a range of wall and base units with electric hob and extractor hood above. Integrated oven, microwave and fridge. Window to front.

## BEDROOM

A double bedroom with fitted wardrobes and window to front.

## SHOWER ROOM

A modern suite with WC, washbasin and large walk-in shower.

## OUTSIDE

Wedderburn Lodge stands in its own grounds, with communal gardens for the benefit of all the residents. There is ample visitors and residents' parking.

## SERVICES

All mains with the exception of gas. There are two guest suites available to rent, for the benefit of the residents. Communal facilities include residents' lounge and laundry facilities.

## TENURE

Understood to be Long Leasehold, having an original term of 125 years from 1989. The service is approximately £450 per quarter, which covers buildings insurance, communal repairs, water rates and maintenance and gardening. Annual ground rent of £100 per annum.

## Council Tax Band - C



Total Area: 46.9 m<sup>2</sup> ... 504 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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