



14 Charlwood, 30 Wetherby Road, Harrogate, HG2 7SZ

£99,400

For 70% Share

14 Charlwood, 30 Wetherby Road, Harrogate, HG2 7SZ

A very well-presented, purpose-built two-bedroomed retirement apartment situated on the first floor of this pleasant and intimate development. The apartment offers spacious accommodation ideal for those seeking independent living with the security of 24-hour emergency assistance. This pleasant retirement development provides a friendly community centred around attractive courtyard gardens. An internal inspection is recommended.

GROUND FLOOR

A private entrance on the ground floor leads to a reception hall with fitted cupboard and stairs leading to the first floor.

LANDING

With access to the loft and a large storage cupboard.

FIRST FLOOR

SITTING / DINING ROOM

A large open-plan reception room with windows to side and rear overlooking the communal gardens.

KITCHEN

A range of wall and base units with space and plumbing for cooker, washing machine and fridge.

BEDROOM 1

A double bedroom with window overlooking the communal gardens.

BEDROOM 2

A further bedroom with window to side.

BATHROOM

With WC, washbasin and bath. Window to side.

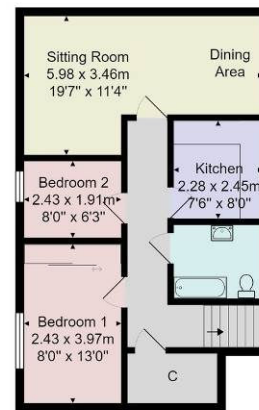
OUTSIDE

The subject apartment has the benefit of an integral shared store at ground-floor level adjacent to the front door. Charlwood is an attractive small-scale residential development standing in its own grounds and featuring a most attractive and private enclosed sheltered courtyard gardens for the benefit of all the residents. Ample residents' and visitors' parking available in the front car park. Communal outdoor clothes drying area.

TENURE

Understood to be Long Leasehold, having an original term of 99 years. 70% of the property is available for purchase, with the remainder being retained by Guinness Northern Housing Association. The details of the Lease will need to be approved by the purchaser's legal adviser. The service charge is approximately £89 per calendar month to cover buildings insurance, gardening, window cleaning and external repairs and maintenance.

Council Tax Band - C



All measurements are approximate and for display purposes only. No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small>			
<small>Highly energy efficient - lower running costs</small>			
<small>Energy efficient - lower running costs</small>			
<small>Decent energy efficiency - lower running costs</small>			
<small>Some energy efficiency - higher running costs</small>			
<small>Low energy efficiency - higher running costs</small>			
<small>Very low energy efficiency - higher running costs</small>			
<small>Not energy efficient - higher running costs</small>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	