



24 Martin Grange, Otley Road, Harrogate, HG2 0DL

**£330,000**



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A spacious two-bedroom second-floor apartment forming part of this popular retirement development situated in a prime position adjoining the famous Harrogate Stray.

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This excellent apartment is in good order throughout, with a spacious reception room with windows overlooking The Oval Gardens and glazed doors leading to a Juliette balcony, two bedrooms, kitchen, modern bathroom and cloakroom.

Martin Grange offers a wonderful living environment which combines the privacy and pleasure of home ownership, impressive shared facilities for social enjoyment, the latest safety and security features and 24-hour specialist care and support, whenever needed.







## **SECOND FLOOR**

### **SITTING / DINING ROOM**

A spacious reception room with sitting and dining areas. Windows to the rear overlook the communal gardens and The Oval Gardens beyond. Glazed doors lead to a Juliet balcony.

### **KITCHEN**

With a range of wall and base units with electric hob, oven, integrated fridge/ freezer, dishwasher and washing machine. Window to rear.

### **BEDROOM 1**

A double bedroom with window to side and fitted wardrobes and drawers.

### **EN-SUITE SHOWER ROOM**

With WC, basin set within a vanity unit and walk-in shower.

### **BEDROOM 2**

A further bedroom with window to side and extensive range of wardrobes and drawers.

### **CLOAKROOM**

With WC and washbasin set within a vanity unit.

### **OUTSIDE**

The property stands within attractive communal gardens and ground which are for the use of all residents. There are ample residents' and visitor parking spaces.

### **AMENITIES**

Residents of Martin Grange have the use of excellent onsite facilities, which include a café/bistro (meals to be paid for separately), residents' lounge, hair and beauty salon, attractive gardens with seating areas, wheelchair access throughout and car parking. Residents also have access to an on-site care team, which is available 24 hours a day, an extensive social programme, 24-hour emergency assistance, optional daily contact and a Premier Warranty. All charges are reviewed every April.

### **CHARGES**

The following charges apply -

Service charge of £376.09 per month

Ground rent of £460 per annum

Wellbeing charge - £421.34 per month

Heating, water and hot water is included in the service charge, together with buildings insurance cover and external window cleaning. All charges are reviewed every April. Next review due April 2023

### **AGENT'S NOTE**

The accommodation is carpeted throughout and there are television and telephone points and provision for satellite TV, Sky-Plus, video-entry system and a 24-hour emergency alarm.

### **Council Tax Band - D**





Total Area: 77.1 m<sup>2</sup> ... 830 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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