



40 The Adelphi, Cold Bath Road, Harrogate, North Yorkshire, HG2 0NT

£215,000

40 The Adelphi, Cold Bath Road, Harrogate, North Yorkshire, HG2 0NT

A beautifully presented two-bedroom apartment on the second floor of this very popular retirement development, two good-sized bedrooms, bathroom and en-suite shower room, sitting room with Juliet balcony and dining kitchen.

The apartment has an attractive south-facing aspect over the communal gardens. Situated in a highly convenient location within easy walking distance of the excellent amenities of Cold Bath Road which include shops, bus service, coffee shop, pharmacy and the Valley Gardens and Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

Security controlled entrance door leads to –

COMMUNAL ENTRANCE HALL

With residents' lounge adjacent. The housekeeper's office is situated on ground floor, together with communal laundry and guest suite available for to rent for visitors. Passenger lift and stairs lead to –

SECOND FLOOR

PRIVATE ENTRANCE HALL

Fitted store cupboard and good-sized shelved storeroom housing hot-water cylinder.

LOUNGE

Double French doors opening onto a Juliet balcony with south-facing aspect plus further double-glazed window to side. Attractive fireplace with marble inset and hearth with electric fire. Coved ceiling.

DINING KITCHEN

With double-glazed window to side. Fitted base cupboard with working surfaces above with inset single-drainer stainless-steel sink unit with tiled splashbacks and matching wall-mounted units. Built-in ceramic hood with extractor hood above and split-level oven.

BEDROOM 1

A double bedroom with double-glazed window to front. Coved ceiling. Fitted wardrobes with folding mirror-fronted doors.

EN-SUITE SHOWER ROOM

Modern suite comprising WC, vanity unit incorporating washbasin with cupboard below and separate shower cubicle.

BEDROOM 2

A further bedroom with double-glazed window to front. There are a full range of triple wardrobes including drawers.

BATHROOM

With WC, vanity unit incorporating washbasin with cupboard below and panelled bath with shower above and folding shower screen adjacent. Fully tiled walls.

OUTSIDE

Communal gardens for the benefit of all the residents. There is a good-sized car park providing ample parking for residents and visitors.

FACILITIES

Formerly the Adelphi Hotel, the property was converted by McCarthy & Stone in 1996 to provide retirement accommodation. The building has the benefit of a resident house manager, lift, on-site laundry facilities, guest facilities, residents' lounge and first-floor library. Excellently located within ten yards of a bus stop and across the road from a number of shops, including a mini-supermarket, hardware store and pharmacy, and just half a mile from Harrogate town centre.

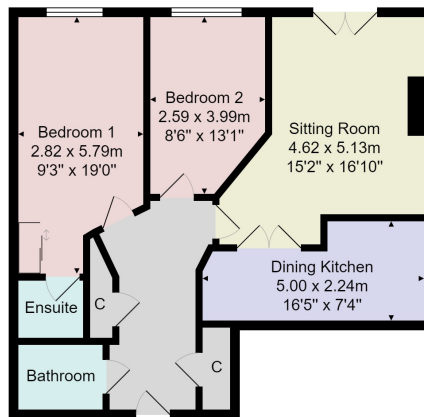
TENURE

Long Leasehold. It is understood to be a 125-year Lease from 1998. The details of the Lease will need to be approved by the purchaser's legal advisor. The service charge is £5,000 per annum (payable half yearly) and the ground rent is £584 per annum (payable every six months.)

AGENT'S NOTE

The main purchaser must be over 60 years old. The management are now in the process of replacing the windows and French doors on that side of the building, which will be a great improvement.

Council Tax Band - E



Total Area: 72.4 m² ... 779 ft²

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

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

