

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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

£115,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

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

A beautifully presented one-bedroom apartment on the second floor of this very popular retirement development with a good-sized bedroom, shower room, sitting room with south-facing Juliet balcony and modern 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 front door leads to –

PRIVATE ENTRANCE HALL

With a large store room housing the hot-water cylinder with fitted shelving.

LOUNGE

Double French doors opening onto a Juliet balcony with south-facing aspect. Space for dining table.

KITCHEN

With double-glazed window to front. 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 hob with extractor hood above and split-level oven.

BEDROOM

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

SHOWER ROOM

With low-flush WC, vanity unit incorporating washbasin with cupboard below and shower.

OUTSIDE

Attractive 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

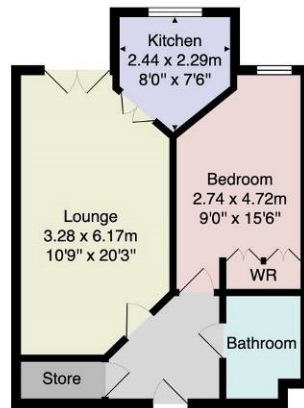
Long Leasehold. It is understood to be a 125-year Lease from 1998. The details of the Lease will need to be approved by the purchaser's legal advisor. The service charge is 1242.28 per six months and the ground rent is £584 per annum (payable every six months.)

AGENT'S NOTE

The main purchaser must be over 60 years old.

Council Tax Band - C





Total Area: 47.0 m² ... 506 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.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	76	78
(69-80)	D		
(54-68)	E		
(29-53)	F		
(1-28)	G		
Least energy efficient - higher running costs			

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