



56 The Adelphi, Cold Bath Road, Harrogate, HG2 0NT

£225,000

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A superb two-bedroom apartment on the third floor of this very popular retirement development on Cold Bath Road with the distinct benefit of a single garage.

The accommodation comprises two good-sized bedrooms, a bathroom and ensuite shower room, sitting room and dining kitchen.

The apartment has an attractive south-facing aspect, 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 –

THIRD FLOOR

PRIVATE ENTRANCE HALL

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

LOUNGE

With a window enjoying a 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 hob with extractor hood above and oven. Space for appliances. Coved ceiling.

BEDROOM 1

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

EN-SUITE SHOWER ROOM

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

BEDROOM 2

A further bedroom with double-glazed window to front. Fitted wardrobes.

BATHROOM

With low flush WC, vanity unit incorporating washbasin with cupboard below and panelled bath with shower above. Fully tiled walls.

OUTSIDE

Communal gardens for the benefit of all the residents. The property has a garage, there is also 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 £3,800 per annum 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 - E



Total Area: 72.4 m² ... 779 ft²

All measurements are approximate and for display purposes only.
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