



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

£150,000

Guide Price

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A superb one-bedroom retirement apartment situated in a prime position within this impressive building adjoining the Harrogate Stray.

The apartment provides good-sized and very well-appointed accommodation, with a generous reception room, well-equipped kitchen, double bedroom, shower room and very useful storage room.

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.





RECEPTION HALL

With video entry-phone handset and central heating radiator.

LIVING / DINING ROOM

A spacious reception room with window to side and central heating radiator.

KITCHEN

Fitted with a range of wall and base units with inset single drainer stainless-steel 1½-bowl sink unit, four-ring electric hob with extractor hood above and electric oven below. Integrated dishwasher and fridge.

BEDROOM

With window to side and central heating radiator. Large, fitted wardrobe with three matching chests of drawers.



SHOWER ROOM

With doors from the hallway and bedroom. Low-flush WC, vanity unit incorporating washbasin with storage below and walk-in shower. Window to side. Central heating radiator.

UTILITY ROOM

A useful storage room area with worktop and integrated freezer and washing machine and additional storage shelves have been fitted.

OUTSIDE

Martin Grange stands within attractive and well-maintained communal grounds. There is ample parking for residents and visitors. Residents have the use of the beautiful communal lawned gardens and patio areas, which enjoy a sunny south-facing aspect. Winner of Harrogate in Bloom for several years.



COMMUNAL FACILITIES

Residents of Martin Grange have the use of excellent on-site 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.

CHARGES

We understand that the following charges apply -

Service charge is £376.09 pcm

Care charge is £421.34 pcm

Additional services are available and be purchased separately. These include personal care, domestic care, maintenance, shopping escort service.

Heating and water are not included in the service charges

MHA does not provide nursing care.

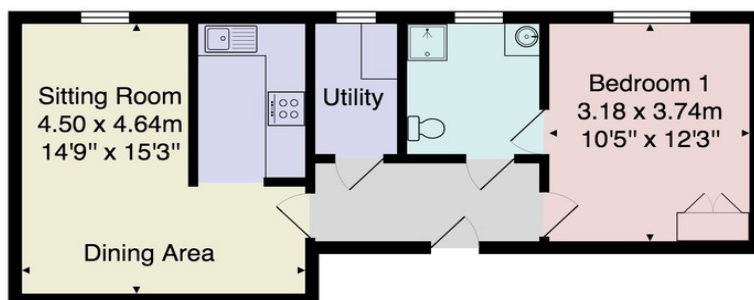


AGENT'S NOTE

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.

Tenure - Leasehold

Council Tax Band - C



Total Area: 47.3 m² ... 509 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A			
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epc4u.com	