



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

£325,000

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A rare opportunity to purchase the well-presented penthouse apartment, with garage, on the fourth (top) floor of this very popular retirement complex situated close to Harrogate town centre and exclusive to the over-55s.

The apartment, which is south facing, is the largest in the development and is located on the fourth floor, with lift access directly outside. The accommodation comprises large living / dining room, kitchen, two bedrooms, en-suite shower room and modern bathroom.

Situated in a highly convenient location within easy walking distance of the excellent local shops and services of Cold Bath Road, the Valley Gardens and Harrogate town centre. A viewing of this property is strongly recommended to appreciate the accommodation and facilities on offer.





FOURTH FLOOR SITTING / DINING ROOM

A spacious dual-aspect reception room which benefits from all day sun. Sitting and dining areas with windows. Fireplace with electric fire.

KITCHEN

With space for a dining table and a range of wall and base units, electric hob and eye-level oven. (The dishwasher, washing machine and fridge are to be included in the sale of the apartment.

BEDROOM 1

A large double bedroom with fitted wardrobes, dressing table and fitted drawers. Window to side.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

A double bedroom with fitted wardrobes.

BATHROOM

A white suite with WC, basin set within a vanity unit and bath with shower above.

LOFT

There is access to the loft.

OUTSIDE

The property stands within attractive communal grounds and gardens for the benefit of all residents. There is ample residents and visitor parking space and the apartment has the benefit of a single garage.

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 approx. £4,000 per annum and the ground rent is £291.16 bi-annually. There is also a £50 charge for the garage.

AGENT'S NOTE

The main purchaser must be over 60 years old. Help-line cords and intercoms are included in the apartment

Council Tax Band - E





Total Area: 97.4 m² ... 1048 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk