



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

£89,950

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

A well-presented one-bedroom fourth-floor retirement apartment with attractive, long-distance views forming part of this ever-popular, prestigious McCarthy & Stone development.

The development is located to the south side of Harrogate, within walking distance of the excellent local shops and services of Cold Bath Road, the Valley Gardens and the town centre. Offered for sale with no onward chain, an internal inspection of this apartment is recommended.





GROUND FLOOR

Security-controlled entrance door leads to –

COMMUNAL ENTRANCE HALL

With residents' lounge and house manager's office. Lift and staircase lead to –

FOURTH FLOOR ENTRANCE HALL

With large storage cupboard.

SITTING ROOM

A spacious reception room with space for a dining area. Window to rear enjoying long-distance views.

KITCHEN

Having a range of wall and base units. Electric hob with extractor above and integrated electric oven. Window to rear.

BEDROOM

A double bedroom with window to rear and fitted wardrobes.

SHOWER ROOM

White suite comprising low-level WC, washbasin set within a vanity unit, and large shower. Tiling to walls and floor.

OUTSIDE

Communal gardens for the benefit of all the residents. Ample residents' and visitors' parking in adjacent car park.

SERVICES

All mains connected with the exception of gas.

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 excellently located within ten yards of a bus stop and across the road from a number of shops, including a mini-supermarket, post office and pharmacy, and just one mile from Harrogate town centre.

TENURE

Long Leasehold. Understood to be a 125-year lease from 1996. The details of the Lease will need to be approved by the purchaser's legal advisor. The service charge is £2589.36 per annum and the ground rent is £518.34 per annum.

Council Tax Band - C



Total Area: 42.6 m² ... 459 ft²

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(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.ePCA.com			