



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

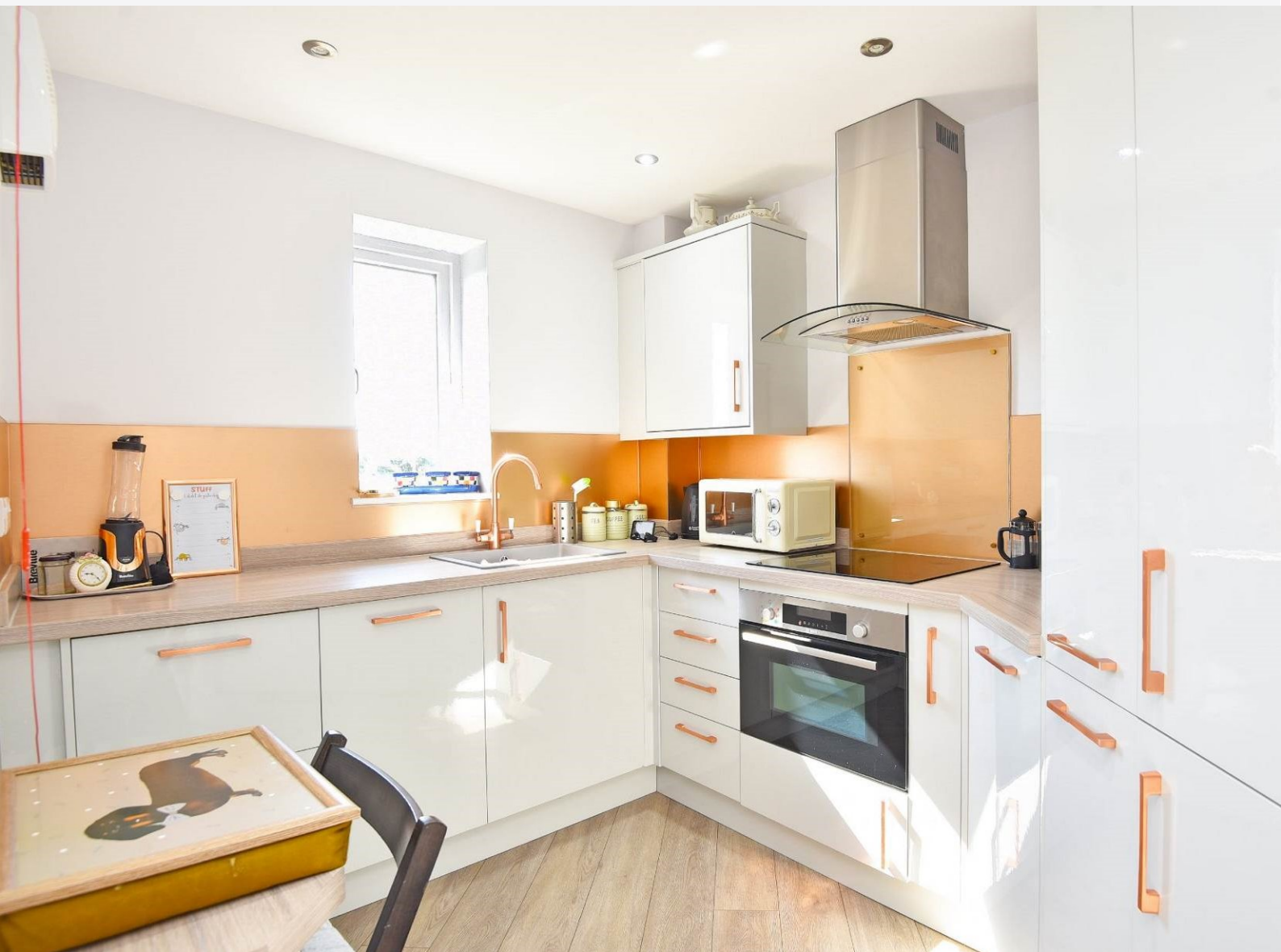
£200,000

66 The Adelphi, Cold Bath Road, Harrogate, North Yorkshire ,

A rare opportunity to purchase a beautifully presented two-bedroom apartment on the top floor of this very popular retirement complex situated close to Harrogate town centre and exclusive to the over-60s.

The apartment has been updated to a high standard and comprises large living/dining room, modern kitchen, two double bedrooms and modern shower room.

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.





GROUND FLOOR

COMMUNAL LOUNGE

Providing a communal sitting and meeting area for the use of all residents. Lift and stairs lead to the upper floors.

TOP FLOOR

RECEPTION HALL

A spacious reception hall with electric storage heater and fitted cupboards.

SITTING / DINING ROOM

A spacious reception room with sitting and dining areas, window to front and fireplace with electric fire.

KITCHEN

With a stylish range of modern units with electric hob, integrated oven, integrated dishwasher and fridge / freezer.

BEDROOM 1

A large double bedroom with fitted wardrobes.

BEDROOM 2

A further double bedroom with fitted wardrobes.

SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and large walk-in shower. Heated towel rail.

OUTSIDE

The apartment has the benefit of very well-maintained communal gardens for the benefit of all the residents. An adjacent car park provides ample residents' and visitors' parking.

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.

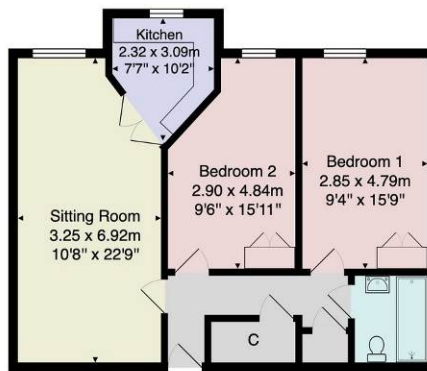
FACILITIES

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 - Leasehold

Council Tax Band - D





Total Area: 66.6 m² ... 717 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(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			