



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

£110,000

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

A fantastic opportunity to purchase a ground-floor one-bedroom apartment in this superb position at the rear of this popular development having direct access to the attractive communal gardens.

This excellent apartment provides generous accommodation and is situated in, arguably, one of the best positions in the development, in a quiet position at the rear of the building with an attractive outlook over the rear gardens. The accommodation comprises a large L-shaped sitting and dining room, kitchen, double bedroom and 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. Offered for sale with no onward chain.





GROUND FLOOR

Security-controlled entrance door leads to –

COMMUNAL ENTRANCE HALL

With residents' lounge and house manager's office. Lift leading to upper floors.

RECEPTION HALL

With fitted cupboards.

SITTING / DINING ROOM

A spacious L-shaped reception room with space for sitting and dining areas. Glazed patio door provides direct access to the attractive communal gardens.

KITCHEN

With a range of fitted wall and base units with electric hob and integrated oven. Space for appliances.

BEDROOM

A double bedroom with fitted wardrobes and window overlooking the gardens.

BATHROOM

With WC, washbasin set within a vanity unit, and bath with shower above. Large fitted storage cupboard.

OUTSIDE

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

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

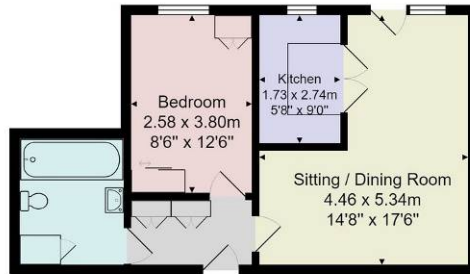
TENURE

Long Leasehold. Understood to be a 125-year lease from 1st May 1996. The service charge payable is currently £1728 and the ground rent is £236.55 both paid bi-annually. The details of the Lease will need to be approved by the purchaser's legal advisor.

Tenure - Leasehold

Council Tax Band - C





Total Area: 44.9 m² ... 483 ft²

All measurements are approximate and for display purposes only.
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