



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

£95,000

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A fantastic opportunity to purchase a first-floor one-bedroom apartment in a superb position within this popular development enjoying a sunny south-facing aspect.

This excellent apartment provides generous accommodation and is situated in a quiet position with an attractive south facing aspect over the communal gardens. The accommodation comprises very well-presented living space with a sitting / dining room, double bedroom, well-equipped kitchen, shower room and large store cupboard. The double-glazed windows are newly replaced and there are new carpets throughout.

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.

FIRST FLOOR

RECEPTION HALL

With a large fitted storage cupboard.

SITTING/DINING ROOM

A spacious reception room with space for sitting and dining areas. Fireplace with electric fire. Window overlooking the garden with south-facing aspect.

KITCHEN

With a range of wall and base units with electric hob and oven. Space for appliances (appliances can be included in the sale of required).

BEDROOM

A double bedroom with fitted wardrobes with mirrored doors.

BATHROOM

With WC, washbasin set within a vanity unit and a large walk-in shower.

OUTSIDE

There are attractive and 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.

AGENT'S NOTE

We are advised by the vendor that all the double-glazed windows are newly replaced and there are new carpets throughout.

Council Tax Band - C



Total Area: 46.4 m² ... 499 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
105-110	A		
85-105	B		
65-85	C		
45-65	D		
25-45	E		
10-25	F		
1-10	G		

105-110 A
 85-105 B
 65-85 C
 45-65 D
 25-45 E
 10-25 F
 1-10 G

England & Wales
 EU Directive
 2002/91/EC
 10/2014/UE