



15 The Adelphi, Cold Bath Road, Harrogate, North Yorkshire, HG2 0NT

£189,950



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A fantastic opportunity to purchase a ground-floor two-bedroom apartment in a superb position with private entrance and direct access to the attractive, communal gardens within this popular development.

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This excellent apartment provides generous accommodation and is situated in a quiet position with direct access to the communal gardens. The accommodation comprises a large living space with a sitting / dining room, two double bedrooms, well-equipped kitchen, shower room and large store cupboards.

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**

### **RECEPTION HALL**

A spacious reception hall with two fitted cupboards.

### **SITTING / DINING ROOM**

A large reception room with sitting and dining areas. Window and a glazed door to front leads directly to the attractive communal gardens.

### **KITCHEN**

With a range of fitted units with electric hob and integrated oven and space for appliances.

### **BEDROOM 1**

A large double bedroom.

### **BEDROOM 2**

A double bedroom with fitted wardrobe.

### **SHOWER ROOM**

With WC, washbasin set within a vanity unit and 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 £4760 per annum and the ground rent is £584 per annum. The details of the Lease will need to be approved by the purchaser's legal advisor.

**Council Tax Band - E**







Total Area: 66.6 m<sup>2</sup> ... 717 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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