



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

£110,000

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A newly refurbished and spacious one bedroom south facing apartment on the first floor of this very popular retirement development.

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This well presented apartment has been newly decorated and has new carpets new double glazed windows throughout and enjoying a south facing aspect. Comprising large lounge, kitchen, a 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 and stairs to -

## **FIRST FLOOR**

Private front door leading to spacious entrance hall with large walk in storage room.

## **LIVING ROOM**

A bright, spacious room with south-facing window to side. Feature fireplace. Electric heater.

## **KITCHEN**

A newly fitted kitchen with a range of wall and base units and work surfaces with inset stainless-steel sink and drainer. Electric hob with extractor hood above, integrated electric oven and integrated fridge. Window to side.

## **BEDROOM**

A double bedroom with electric heater and fitted wardrobes.

## **SHOWER ROOM**

A newly appointed shower room with low-flush WC, washbasin set within a vanity unit and a double shower. Modern tiling and heated towel rail.

## **OUTSIDE**

The Adelphi 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.

## **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.

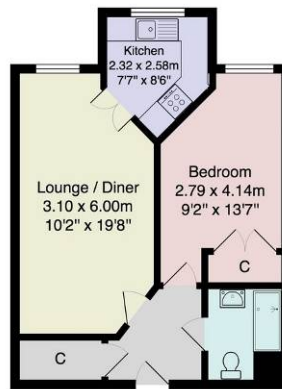
## **TENURE**

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

**EPC RATING** - TBC



Total Area: 47.9 m<sup>2</sup> ... 516 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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