



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

£110,000

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Situated on the fourth floor of this very popular retirement development this well-presented apartment has been newly decorated and has new carpets throughout. New appliances include separate a Zenith fridge and freezer and Hisense ceramic hob. The apartment enjoys a dual aspect to the north and east. The accommodation comprises a large hallway, very spacious rectangular living room, bright kitchen, a double bedroom with fitted furniture and a modern bathroom with large shower.

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, library, free laundry facilities and resident house manager's office. Lift and stairs to -

FOURTH FLOOR

Private front door leading to -

SPACIOUS ENTRANCE HALL

With large walk-in storage room with fitted shelving and space for desk if required.

LIVING ROOM

A light and bright, spacious rectangular room with dual aspect windows with magnificent views. Feature electric fireplace. Electric storage heater.

KITCHEN

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

BEDROOM

A double bedroom with electric storage heater and fitted custom-built dressing table, wardrobe with free-standing matching chest of drawers. Additional large fitted mirrored wardrobe. Wall-mounted TV with remote control. Access to loft storage.

SHOWER ROOM

A modern appointed shower room with low-flush WC, washbasin set with a vanity unit with electric light to mirror and a large shower. Easy clean wall panelling to shower. 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

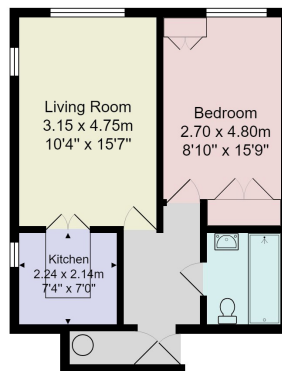
Formerly the Adelphi Hotel, the property was converted by McCarthy & Stone in 1996 to provide retirement accommodation. The building has the benefit of a resident house manager, lift, on-site laundry facilities, guest facilities, residents' lounge and is excellently located within ten yards of a bus 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 £1,728 and the ground rent is £256 both paid bi-annually. The details of the Lease will need to be approved by the purchaser's legal advisor. For details of the lease, including the length of lease, annual service charge and ground rent, please contact the agent

Council Tax Band - C





Total Area: 44.7 m² ... 481 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

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
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			