



1 Martin Grange, 5 Otley Road, Harrogate, HG2 0DL

£350,000

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A spacious two-bedroom ground-floor apartment forming part of this popular retirement development situated in a prime position adjoining the famous Harrogate Stray.

This excellent apartment is in good order throughout, with a spacious open-plan living area and kitchen, two bedrooms, modern bathroom and cloakroom.

Martin Grange offers a wonderful living environment, which combines the privacy and pleasure of home ownership, impressive shared facilities for social enjoyment, the latest safety and security features and 24-hour specialist care and support, whenever needed.





GROUND FLOOR ENTRANCE HALL

LIVING AREA AND KITCHEN

A spacious open-plan living space with sitting and dining areas, together with a modern fitted kitchen, which has a range of built in units and appliances.

BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and walk-in shower.

BEDROOM 2

A further good-sized bedroom with fitted wardrobes.

CLOAKROOM

An additional WC and washbasin, together with fitted storage space.

OUTSIDE

The property stands within attractive communal gardens and ground which are for the use of all residents. There are ample residents' and visitors' parking spaces.

AMENITIES

Residents of Martin Grange have the use of excellent onsite facilities, which include a café/bistro (meals to be paid for separately), residents' lounge, hair and beauty salon, attractive gardens with seating areas, wheelchair access throughout and car parking. Residents also have access to an on-site care team, which is available 24 hours a day, an extensive social programme, 24-hour emergency assistance and additional services are available at extra charge such as Domestic, maintenance and Bespoke care packages. All charges are reviewed every April.

CHARGES

The following charges apply -

Service charge and wellbeing charge approx. £850 combined

Ground rent of £460 per annum

Heating, water and hot water is included in the service charge, together with buildings insurance cover and external window cleaning. All charges are reviewed every April.

AGENT'S NOTES

The accommodation is carpeted throughout and there are television and telephone points and provision for satellite TV, Sky-Plus, video-entry system and a 24-hour emergency alarm.

Council Tax Band - D





Total Area: 76.8 m² ... 827 ft²

All measurements are approximate and for display purposes only.

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