



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

£105,000

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A fantastic opportunity to purchase a beautifully presented first-floor one-bedroom apartment situated within this popular development on Cold Bath Road with lift and attractive communal gardens.

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This excellent apartment has been modernised and has the benefit of a stylish and newly fitted kitchen together with modern shower room. There is also a spacious sitting room, a double bedroom and useful storeroom.

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

### **FIRST FLOOR**

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

### **LIVING ROOM**

A light and bright, spacious rectangular room with window overlooking the gardens. Feature electric fireplace.

### **KITCHEN**

A modern fitted kitchen with a range of quality wall and base units with integrated electric hob, oven and microwave. Space for additional appliances.

### **BEDROOM**

A double bedroom with fitted wardrobes.

### **SHOWER ROOM**

A modern shower room with WC, washbasin set with a vanity unit and large shower. Tiled walls.

### **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 per six months. This service charge amount is higher than usual due to a schedule of works currently being undertaken at the property to include new windows, it is anticipated that the service charge will reduce to normal levels again in the near future. The ground rent is £256 paid bi-annually. The details of the Lease will need to be approved by the purchaser's legal advisor.

**Council Tax Band - E**



Total Area: 50.6 m<sup>2</sup> ... 544 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	84	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.cfl.co.uk	