



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

£279,950

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A spacious two-bedroom second-floor retirement apartment forming part of this popular retirement development situated in a prime position adjoining the famous Harrogate Stray with lift and stairs facilities.

This excellent apartment is situated in a prime position at the rear of the building, with a pleasant aspect over the attractive gardens and is in good order throughout, with spacious reception room, two bedrooms (one single and one double), kitchen, modern shower room 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.





SECOND FLOOR

With lift and stairs access.

SPACIOUS RECEPTION HALL

With storage cupboard with hanging rails and shelves

CLOAKROOM

WC, washbasin and fitted cupboard and shelving.

SITTING ROOM

A spacious sitting room with windows overlooking the communal gardens and towards The Oval Gardens.

KITCHEN

A modern fitted kitchen with a range of wall and base units. Electric hob with extractor hood above, integrated electric oven, fridge / freezer, dishwasher and washer / dryer.

BEDROOM 1

A double bedroom with window to rear.

EN-SUITE SHOWER ROOM

White suite comprising washbasin set within a vanity unit, WC and walk-in shower.

BEDROOM 2

A further good-sized bedroom with window to rear.



Residents of Martin Grange have the use of excellent on-site 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, optional daily contact and a Premier Warranty.

The following charges apply –

£915.10 monthly service charge, including £405 Wellbeing Charge.

Ground rent of £510 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.

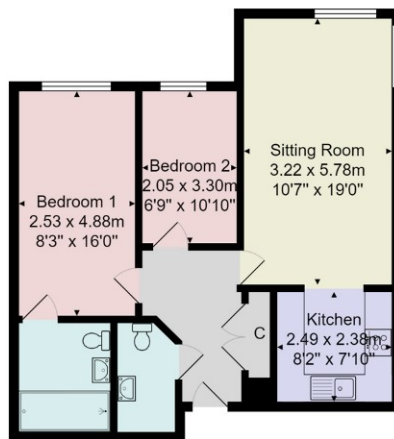
AGENT'S NOTES

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

Tenure - Leasehold

Council Tax Band - D





Total Area: 62.0 m² ... 668 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	83
(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.epc4u.com		