



8 The Adelphi , Harrogate, North Yorkshire, HG2 0NT

£120,000

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A superb one-bedroom retirement apartment on the ground floor of this popular retirement development with direct access to the attractive communal gardens via patio doors from the apartment.

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The well-presented accommodation comprises a good-sized living room, kitchen, double bedroom and modern shower room.

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 COMMUNAL ENTRANCE HALL

With residents' lounge and house manager's office.  
Private front door leads to -

## ENTRANCE HALL

Airing cupboard and large storage cupboard.

## SITTING ROOM

Window and glazed door leading to the communal gardens. Electric storage heater and fireplace with electric fire.

## KITCHEN

With a range of wall and base units and work surfaces having inset stainless-steel sink and drainer. Four-ring electric hob with extractor hood above, oven and space for appliances.

## BEDROOM

A double bedroom with window overlooking the communal grounds, fitted wardrobe. Electric storage heater.

## SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit and shower.

## 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.

## TENURE

Long Leasehold. Understood to be a 125-year lease from 1998. The details of the Lease will need to be approved by the purchaser's legal advisor. We understand that the service charge is currently £ per annum and the ground rent is £519 per annum.

## 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 and residents' lounge.

## Council Tax Band - C





Total Area: 47.2 m<sup>2</sup> ... 508 ft<sup>2</sup>

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	79
(69-80)	C	81
(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
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		