



Flat 1 The Adelphi, Cold Bath Road, Harrogate, HG2 0NT

£120,000

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A unique opportunity to purchase a sunny ground-floor apartment with private entrance within The Adelphi, enjoying easy access to the gardens and car park and the excellent amenities of Cold Bath Road.

This well-presented apartment provides spacious accommodation comprising a sitting and dining room with glazed doors leading to the south side of the building and a private outdoor sitting area, a well-equipped kitchen, double bedroom with fitted wardrobes and a modern shower room.

The apartment enjoys sunshine from midday onwards in every room, with the patio providing an ideal spot for sunbathing and al fresco dining.





GROUND FLOOR RECEPTION HALL

A welcoming reception hall with a large storage cupboard.



SITTING / DINING ROOM

A spacious reception room with sitting and dining areas and glazed door to the south side of the building, providing a private entrance and direct access to the garden, car park and outdoor sitting area. Feature fireplace with electric fire.

KITCHEN

A well-equipped fitted kitchen with a range of wall and base units. Appliances include an electric hob, integrated oven and warming drawer, fridge / freezer, dishwasher and space for a concealed washing machine.

BEDROOM

A double bedroom with south-facing window and fitted wardrobes with mirrored sliding doors.

SHOWER ROOM

A modern white suite comprising WC, basin set within a vanity unit and a large walk-in shower. Tiled walls and heated towel rail.

OUTSIDE

The Adelphi benefits from very well-maintained communal gardens for the enjoyment of all residents. An adjacent car park provides ample residents' and visitors' parking.

FACILITIES

Formerly The Adelphi Hotel, the building was converted by McCarthy & Stone in 1996 to provide retirement accommodation. Facilities include a resident house manager, lift, on-site laundry, guest facilities and a residents' lounge. The property is superbly located within a few yards of a bus stop and directly opposite a variety of shops including a mini supermarket and pharmacy. Harrogate town centre is approximately one mile away.



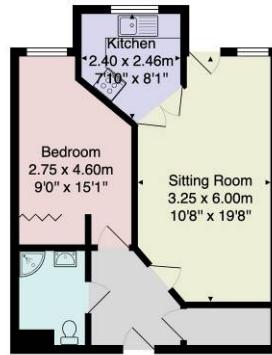
TENURE

Long Leasehold.

The property is understood to be held on a 125-year lease from 1st May 1996. The service charge is currently £1,832 per six months. The ground rent is £259 per six months. All lease details should be verified by the purchaser's legal adviser.



Council Tax Band - C



Total Area: 46.0 m² ... 495 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(70-80)	C	76	
(60-69)	D		
(50-59)	E		
(21-29)	F		
(11-00)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.com			