

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



70 The Adelphi, Cold Bath Road, Harrogate, North Yorkshire, HG2 0NT

£84,950

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

70 The Adelphi, Cold Bath Road, Harrogate, North Yorkshire, HG2 0NT

A well-presented one-bedroom apartment on the fourth floor of this very popular retirement development. This light and airy top floor apartment benefits from being on the quiet, south side of the development with the views of mature trees. Comprising large living room, kitchen, a double bedroom and bathroom. 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 and house manager's office. Lift and staircase lead to –

FOURTH FLOOR ENTRANCE HALL

With large walk-in storage cupboard and telephone-entry system.

SITTING ROOM

Window to side, electric heater and fireplace.

KITCHEN

Having a range of wall and base units, electric oven and electric hob with extractor above, space for fridge / freezer. Window to side.

BEDROOM

A double bedroom with window to side, fitted wardrobes and electric heater.

BATHROOM

With low-flush WC, washbasin and bath with shower above. Heated towel rail.

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 excellently located within ten yards of a bus stop and across the road from a number of shops, including a mini-supermarket, post office and pharmacy, and less than one mile from Harrogate town centre.

TENURE

Leasehold. We understand that the service charge is currently circa £2,400 per annum.

Council Tax Band - C



Total Area: 47.5 m² ... 512 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

