



8 Granby Gardens, Granby Road, Harrogate, HG1 4SR

£70,000

Offers Over

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A well-presented one-bedroom first-floor apartment with an attractive outlook over the adjoining Stray and well-kept communal gardens. The property has the advantage of gas central heating and comprises a living room, kitchen, double bedroom and bathroom with shower cubicle. The apartment has a lockable storeroom situated on the ground floor.

DESCRIPTION

Granby Gardens is an impressive development of retirement apartments forming part of the Four Seasons Health Care facility in this superb position overlooking the famous Harrogate Stray.

The development offers wonderful living environment which combines the privacy and pleasure of home ownership together with impressive shared facilities for social enjoyment and the latest safety and security features. The well-presented apartment is carpeted throughout and there are television and telephone points and provision for satellite TV, Sky-Plus & telephone-entry system. The apartment has a lockable private storeroom and the use of the excellent on-site facilities, which include a restaurant, a warden and the use of attractive and well-maintained communal gardens. Additional services such as meals, washing facilities, domiciliary care services are available and can be paid for separately. Enjoying later life is all about having comfort, security and independence - the freedom to live life to the full, with the assurance of tailor-made support, whenever needed. This is exactly what Granby Gardens offers, within a superb living environment.

TENURE

The flats are Long Leasehold, available by way of a new 99-year lease. The service charge is £3,000 per annum, subject to review every three years in line with the RPI. Subletting is not permitted. A contribution is payable upon completion of assignment, being 1% of the purchase price for each year that the tenant has been in occupation up to a maximum of 5%, to cover capital costs and refurbishment of the building and the grounds.

Council Tax Band - B



First Floor

Approx Gross Floor Area = 486 Sq. Feet
= 45.05 Sq. Metres

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