

FOR SALE



Wedderburn Lodge, Wetherby Road, Harrogate, HG2 7SQ

MARTIN&CO



Wedderburn Lodge, Wetherby Road, Harrogate

Two-bedroom apartment

Asking Price Of £115,000

- Two-bedroom ground floor apartment
- Over-55s development in a desirable location
- Communal grounds & resident's lounge
- Allocated parking space
- No onwards chain
- Communal Laundry facilities
- Main bedroom with fitted wardrobes
- Convenient Location



Martin & Co are pleased to offer to the market, with no onwards chain this charming two-bedroom ground floor apartment, situated within a popular over-55s development on Wetherby Road, Harrogate.

Wedderburn Lodge is situated in a popular residential location on the South side of Harrogate and is ideally placed for local amenities including shops, restaurants, and health facilities. Within a short walking distance of Harrogate's famous Stray Parklands.

While the apartment needs some updating, it offers superb potential for those looking to create a home tailored to their needs. Residents benefit from well-maintained communal grounds, perfect for relaxing outdoors, and a resident's lounge, providing a

welcoming space to socialise with neighbours. For added convenience, there is also a communal laundry facility.

The apartment offers a practical layout, with the welcoming hallway featuring two large storage cupboards, and a secure phone entry system for added convenience.

The spacious living room offers ample room for living & dining space, with a feature fireplace.

The separate kitchen has been fitted with a range of wall & base units, hob, built in electric oven and sink.

The main bedroom is fitted with a range of wardrobes, providing ample storage space, while the second bedroom offers flexibility and could easily be used as a separate dining room.

The house bathroom is fitted with a white three-piece suit with shower over bath.

Adding to the property's appeal is the allocated parking space, ensuring you have a secure spot for your vehicle. The development offers a sense of community and a peaceful environment, making it the ideal choice for those seeking a comfortable and independent lifestyle.

With its great location, potential to modernise, and

excellent communal facilities, this apartment presents a wonderful opportunity for anyone looking to downsize in Harrogate.

We understand that the apartment is of Leasehold tenure with 90 years remaining of a 125-year lease started in 1989.

There is an annual service charge of £2,344.00, including building insurance, upkeep of communal areas & facilities and water rates.

Annual ground rent of £200.00

There are no restrictions on the property regarding letting the property on a AST and we estimate the rental income to be £750.00 PCM offering a Gross Rental Yield of 7.83% & Net Rental Yield of 5.54%

The property is serviced by mains electricity, water & sewerage services. Please note there is no gas at the property.

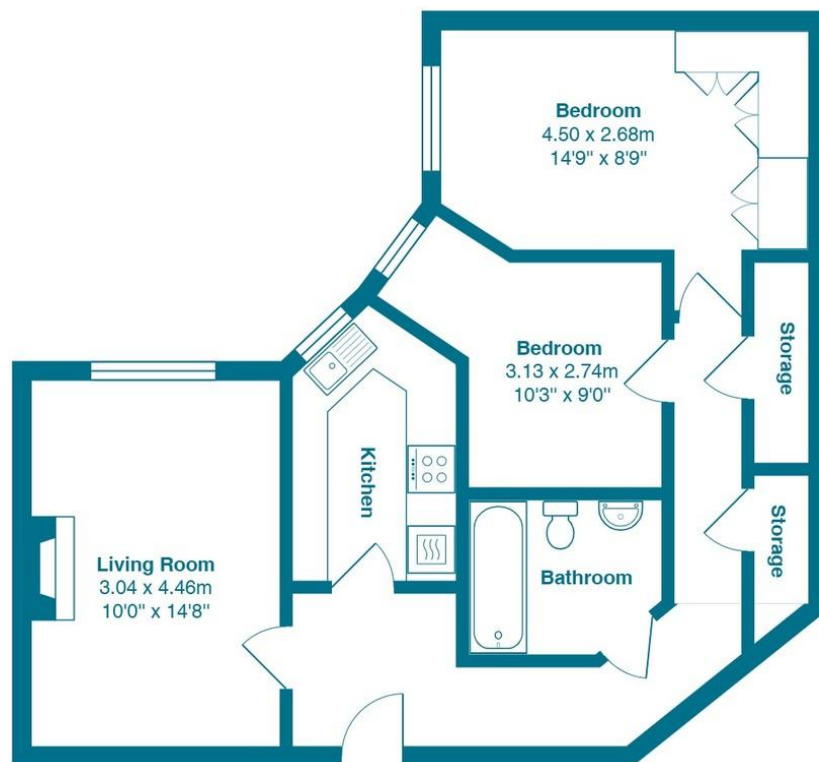
Potential Broadband availability: Full Fibre

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas - No Risk Surface water- Very Low





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Total Area: 61.5 m² ... 662 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin & Co Harrogate

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