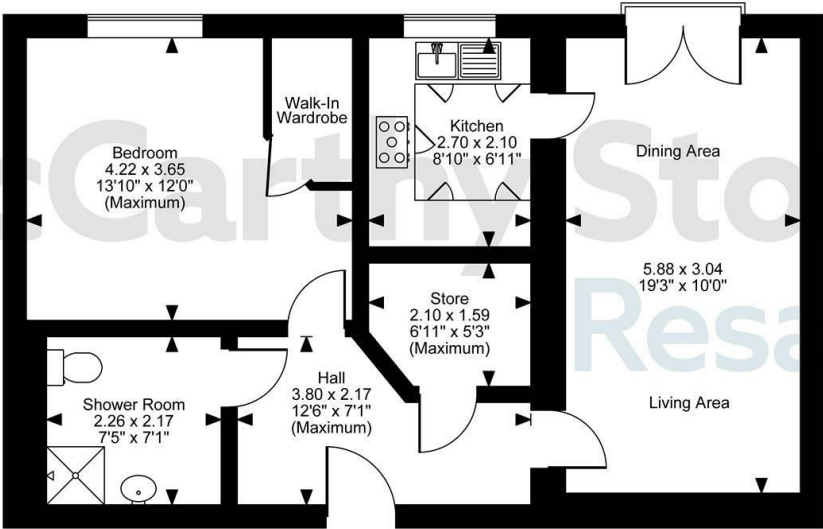
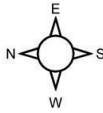


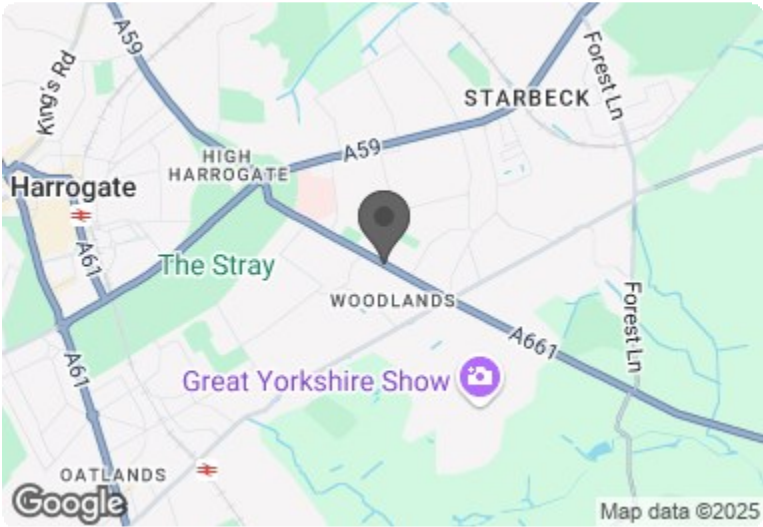
Matcham Grange, Wetherby Road, Harrogate
Approximate Gross Internal Area
638 Sq Ft / 59 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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	

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23 Matcham Grange

Wetherby Road, Harrogate, HG2 7BU

PRICE
REDUCED



PRICE REDUCTION

Asking price £269,950 Leasehold

Welcome to Matcham Grange in the charming town of Harrogate! This delightful retirement apartment is perfect for those over 70 seeking a peaceful and comfortable living space. With 1 reception room, 1 bedroom, and 1 bathroom, this apartment offers a cosy and manageable layout. This first floor apartment is the most spacious of the one bedroom options, and is located in close proximity to 2 lifts, being conveniently placed for the FOC launderette.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Matcham Grange, Wetherby Road,

1 Bed | £269,950

PRICE
REDUCED

Summary

Matcham Grange opened in May 2022, built by McCarthy Stone and designed specifically for assisted retirement living for the over 70's. Situated close to Harrogate stry and positioned on well connected bus routes to surrounding areas & amenities.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, our table service restaurant serves tasty and nutritious breakfast & lunches for our homeowners and their friends and family, at a subsidised price. All the food is freshly prepared and we can cater for special dietary requirements.

Matcham Grange also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply at £25 per night). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in bedroom, bathroom and hall.

Entrance Hall

Front door with spy hole leads to the carpeted entrance hall - the emergency response pull cord system is situated in the hall. From the hallway there is a door to a large storage room with built in shelving, illuminated bathroom lightswitch, radiator, smoke detector and apartment security door entry system with intercom. Doors lead to the lounge, bedroom and shower room.

Living room

Fully carpeted, double opening UPVC double glazed French door with full length curtains leading to Juliet balcony. Ample space for dining. Two ceiling lights, TV and telephone points. Raised electric power sockets. Radiator. A partially glazed door leads into the kitchen.

Kitchen

Spacious and fully fitted, with a range of wall and base units and drawers with matching roll top work surfaces. Sink and drainer unit and mono-lever tap beneath a large UPVC double glazed window with fitted roller blind. Integrated fridge/freezer, waist height NEFF electric oven and NEFF ceramic hob with extractor hood over and integrated electric NEFF microwave. Vinyl flooring, under-counter lighting, power points and central ceiling light.

Bedroom

Spacious double bedroom with large walk in wardrobe, UPVC double glazed window with full length curtains, radiator, TV and telephone points. Ceiling light, fitted carpets, raised electric power sockets and 24-hour emergency response pull cord.

Shower Room

Partially tiled and fitted with suite comprising of level walk-in shower with adjustable shower head and hand rail, WC, vanity unit with sink, cupboard storage and mirror above. Heated chrome towel rail, 24-hour emergency response pull cord and tiled flooring.

Service Charge Breakdown

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week
- Buildings insurance
- Water rates for communal areas and apartments
- Apartment window Cleaning (outside only)

- Cleaning of all communal windows
- Running of the on-site restaurant
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be amended to suit your needs.

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £965.99 per month (for financial year end 28/02/2026)

Leasehold Information

Lease length: 999 year from 2022
Ground rent: £435 per annum
Ground rent review: January 2037
Managed by: Your Life Management Services.
Pet Friendly.

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

