



2 The Adelphi, Cold Bath Road, Harrogate, HG2 0NT

£145,000

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A superb one-bedroom retirement apartment on the ground floor with private access, occupying perhaps one of the best positions in this popular development.

This superb retirement apartment has a south-facing aspect and direct access to the attractive communal gardens. The well-presented accommodation has undergone a recent modernisation programme and comprises a good-sized living room, kitchen, double bedroom and shower room.

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

COMMUNAL ENTRANCE HALL

With residents' lounge and house manager's office. Private front door leads to –

ENTRANCE HALL

Airing cupboard and large storage cupboard.

SITTING ROOM

Window and glazed door leading to the communal gardens. Electric storage heater and fireplace with electric fire.

BREAKFAST KITCHEN

Recently refitted with a range of wall and base units and work surfaces having inset stainless-steel sink and drainer. Four-ring induction hob with extractor hood above and integrated electric oven.

BEDROOM 1

A double bedroom with window overlooking the communal grounds, fitted wardrobe, drawers and dressing table. Electric storage heater.

SHOWER ROOM

Walk in shower, wash basin with vanity cupboard and low flush WC. Modern tiling and 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.

TENURE

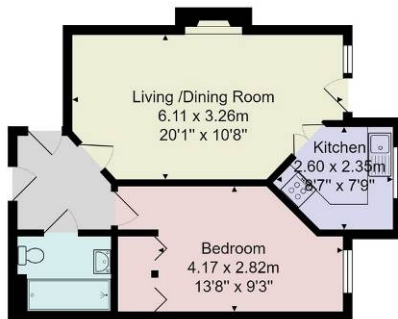
Long Leasehold. Understood to be a 125-year lease from 1998. The details of the Lease will need to be approved by the purchaser's legal advisor. We understand that the service charge is currently £3,143.34 per annum and the ground rent is £310 per annum.

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 and pharmacy, and just one mile from Harrogate town centre.

Council Tax Band - C





Total Area: 46.2 m² ... 497 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
100-80kWh/m ² per year (A)	A		
81-95kWh/m ² per year (B)	B		
66-80kWh/m ² per year (C)	C		
51-65kWh/m ² per year (D)	D		
36-50kWh/m ² per year (E)	E		
21-35kWh/m ² per year (F)	F		
6-20kWh/m ² per year (G)	G		
0-5kWh/m ² per year (G)	G		
<small>For energy efficient - higher rating (A-G) <small>EU Directive 2002/91/EC</small> </small>		79	82
<small>England & Wales</small>			
<small>www.ePCas.com</small>			