



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

£85,000

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A spacious and well-presented one-bedroom apartment on the top floor of this very popular retirement development, with the benefit of lift facilities and a modern shower room. The larger-than-average apartment has a spacious L-shaped living space with dining area, plus a kitchen, double bedroom and shower room. The property is 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 security video-entry system. Residents' lounge, warden's office and residents' laundry facilities. There is also a guest suite, which can be hired by visitors of residents. Passenger lift and staircase leads to the upper floors.

FOURTH FLOOR

Private front entrance door to Apartment 62.

PRIVATE ENTRANCE HALL

With built-in store cupboard, which also houses the utility meters.

L-SHAPED LIVING ROOM

Window enjoying views over the Management-controlled gardens to the rear of the development and the townscape beyond. Economy 7 night-storage heater. Glazed double-opening doors to

KITCHEN

With range of fitted units and worktops with inset stainless-steel sink unit, inset four-ring electric hob and integrated stainless-steel electric oven and grill. Extractor canopy. Window.

BEDROOM

With window to the rear. Night store heater. Fitted wardrobes with folding mirror-fronted doors.

BATHROOM

Fully tiled. Having large walk-in shower cubicle, pedestal washbasin and low-level WC. Electric heated towel rail, Airing cupboard with insulated hot-water cylinder and immersion heater.

OUTSIDE

Communal gardens for the benefit of all residents. Ample residents' and visitors' parking is available in an adjacent car park.

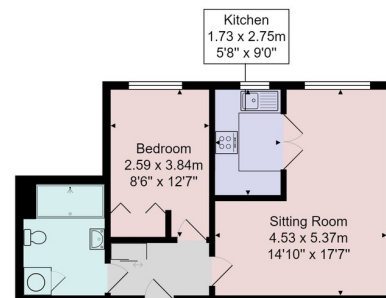
SERVICES

The property has the benefit of mains electricity, water and drainage. The apartment has the benefit of a security system, and each apartment has the benefit of a 24-hour care link system and a house manager.

TENURE

The tenure of the property is Long Leasehold, having an original term of 125 years from 1985.

Council Tax Band - C



Total Area: 45.8 m² ... 493 ft²

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