



Flat 27 The Adelphi, Cold Bath Road, Harrogate, HG2 0NT

£110,000

Offers Over

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# Flat 27 The Adelphi, Cold Bath Road, Harrogate, HG2 0NT

A well-presented one-bedroom apartment on the first floor of this very popular retirement development overlooking the attractive communal gardens, with the benefit of modern, newly fitted shower room. The apartment has an attractive aspect over the communal gardens and comprises large living room, dining area, kitchen, double bedroom and modern shower room. Offered for sale with no onward chain.

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.

## GROUND FLOOR

Security-controlled entrance door leads to -

## COMMUNAL ENTRANCE HALL

With residents' lounge and house manager's office. Lift and staircase lead to -

## FIRST FLOOR

### ENTRANCE HALL

Fitted storage cupboard.

### KITCHEN

With modern worktops, a range of fitted wall and base units, newly fitted induction hob and integrated oven. Space for appliances.

### SITTING ROOM

A spacious reception room with dining area and window overlooking the communal gardens.

### DOUBLE BEDROOM

A double bedroom with fitted wardrobes and window overlooking the communal gardens.

### SHOWER ROOM

A modern, newly fitted, white suite comprising WC, washbasin and large walk-in shower.

### OUTSIDE

The apartment 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.

## 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, post office and pharmacy, and just half a mile from Harrogate town centre.

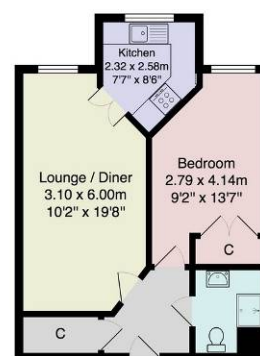
## AGENT'S NOTE

The main purchaser must be over 60 years old.

## TENURE

Long Leasehold. It is understood to be a 125-year Lease from 01/05/1996. The details of the Lease will need to be approved by the purchaser's legal advisor. The service charge is £3,456.74 per annum and the ground rent is £584.34 per annum (payable every six months.)

## Council Tax Band - C



Total Area: 42.6 m<sup>2</sup> ... 459 ft<sup>2</sup>

All measurements are approximate and for display purposes only. No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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