



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

£124,950

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A beautifully presented third floor one-bedroom apartment in a superb position overlooking the communal gardens within this popular development.

This impressive apartment has been newly modernised and updated to provide high quality and stylish accommodation with a sitting room, modern kitchen, shower room, and double bedroom. There is also a large storage cupboard within the apartment.

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.





RECEPTION HALL

With fitted storage cupboard.

SITTING / DINING ROOM

A spacious reception room with space for sitting and dining areas.

KITCHEN

A stylish fitted kitchen with electric hob, integrated oven and microwave. Integrated fridge.

BEDROOM

A large double bedroom with fitted wardrobes.

SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit and shower. Heated towel rail.

OUTSIDE

There are attractive and well-maintained communal gardens which are 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 is 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.

TENURE

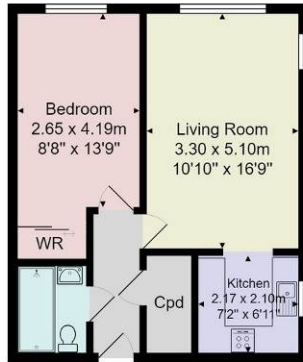
Long Leasehold. Understood to be a 125-year lease from 1st May 1996. The service charge and ground rent are both paid bi-annually. The details of the Lease will need to be approved by the purchaser's legal advisor.

AGENT'S NOTE

The property is ready for immediate occupation and buyers have the option to purchase furniture, available by way of separate negotiation.

Council Tax Band - C





Total Area: 45.0 m² ... 484 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

