



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

£94,940

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A self-contained purpose-built third floor apartment forming part of this popular retirement development, well served by the local amenities of Cold Bath Road.

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.

The property offers well presented accommodation with newly fitted uPVC windows, décor and carpets.

With secure entry system, the complex has an on site manager and impressive communal lounge which is used for regular organised activities for the residents. With lift access and stairs to the third floor, the apartment with double glazed





windows and electric heating throughout opens to a reception hall with walk in storage cupboard that doubles as an airing cupboard.

The living/dining room is large enough to accommodate a dining area as well as lounge, and benefits from impressive, elevated views over the town centre. Ceiling cornice, wall lights and a fireplace with free standing electric fire. Double doors to a fitted kitchen with recessed appliances. The well proportioned double bedroom has mirror fronted built in wardrobes. Newly fitted shower room with a large walk in shower stall finished in porcelain tiling.

Further facilities of the complex include a laundry, well maintained communal gardens and a guest suite that can be booked out for visitors at a rate of £20 per night for double occupancy.

OUTSIDE

Attractive COMMUNAL LAWNED GARDENS and grounds . Resident parking on a first come first served basis .

Tenure - Leasehold

Council Tax Band - C



Total Area: 40.6 m² ... 437 ft²

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.
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Energy Efficiency Rating		Current	Potential
<small>More energy efficient - lower running costs</small>			
A			
B			
C		83	85
D			
E			
F			
G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
www.epi.co.uk			