



**Flat 11 Martin Grange, Otley Road, Harrogate, HG2 0DL**

**£285,000**

## Flat 11 Martin Grange, Otley Road, Harrogate, HG2 0DL

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A superb two-bedroomed ground-floor apartment providing spacious and well-appointed accommodation, forming part of this popular retirement development situated in a prime position adjoining the famous Harrogate Stray.

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The generously appointed property has the use of the impressive shared facilities of Martin Grange for social enjoyment, the latest safety and security features and 24-hour specialist care and support when needed.

Martin Grange is situated close to Harrogate town centre adjoining the famous Stray.





#### **ENTRANCE HALL**

Generous storage cupboard.

#### **SITTING ROOM**

Spacious reception room. windows to side and central heating radiator.

#### **KITCHEN**

Range of modern wall and base units. Electric hob with extractor hood above, integrated electric oven, fridge / freezer, dishwasher and washing machine. Central heating radiator and dining area.

#### **CLOAKROOM**

White low-flush WC, basin and fitted storage cupboard. Central heating radiator.

#### **BEDROOM 1**

Window to side, fitted wardrobe and central heating radiator.

#### **EN-SUITE SHOWER ROOM**

Low-flush WC, washbasin set within a vanity unit, and walk-in shower. Central heating radiator.

#### **BEDROOM 2**

Window to side, central heating radiator.

#### **AMENITIES**

Residents of Martin Grange have the use of excellent onsite facilities, which include a café/bistro (meals to be paid for separately), residents' lounge, hair and beauty salon, attractive gardens with seating areas, wheelchair access throughout and car parking. Residents also have access to an on-site care team, which is available 24 hours a day, an extensive social programme, 24-hour emergency assistance, optional daily contact and a Premier Warranty.

#### **CHARGES**

The following charges apply –

Annual Ground Rent is now £521 p.a.

And the total monthly charges come to £915.10 per month (year beginning 1 April 2024), broken down as follows:

Service Charge £409.41

Wellbeing £505.69

Personal Heating £73.96

Personal Water £11.86

#### **AGENT'S NOTE**

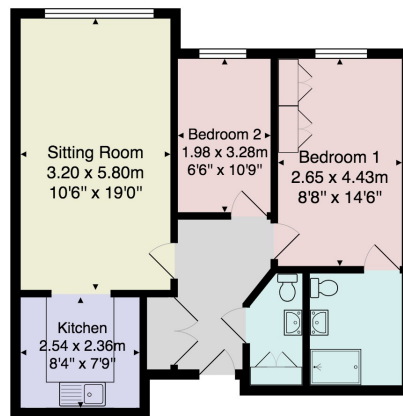
The accommodation is carpeted throughout and there are television and telephone points and provision for satellite TV, Sky-Plus, video-entry system and a 24-hour emergency alarm.

**Tenure** - Leasehold

**Council Tax Band** - D

**EPC** - B





Total Area: 60.0 m<sup>2</sup> ... 646 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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