



16 Martin Grange, Otley Road, Harrogate, HG2 0DL

£279,950

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A spacious two-bedroom ground-floor apartment with lift facilities, forming part of this popular retirement development situated in a prime position adjoining the famous Harrogate Stray.

This excellent apartment is situated in a prime position at the rear of the building, with a pleasant aspect over the attractive gardens and is in good order throughout, with spacious reception room, two large bedrooms, kitchen, modern shower room and cloakroom.

Martin Grange offers a wonderful living environment which combines the privacy and pleasure of home ownership, impressive shared facilities for social enjoyment, the latest safety and security features and 24-hour specialist care and support, whenever needed.





GROUND FLOOR

SPACIOUS RECEPTION HALL

With storage cupboard.

CLOAKROOM

WC and washbasin.

SITTING ROOM

A spacious sitting room with full height windows overlooking the communal gardens.

KITCHEN

A modern fitted kitchen with a range of wall and base units. Electric hob with extractor hood above, integrated electric oven, fridge / freezer, dishwasher and washer / dryer.

BEDROOM 1

A double bedroom with window to rear.

EN-SUITE SHOWER ROOM

White suite comprising washbasin set within a vanity unit, WC and walk-in shower.

BEDROOM 2

A further good-sized bedroom with window to rear.

AMENITIES

Residents of Martin Grange have the use of excellent on-site 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 –

£915.10 service charge

Ground rent of £521 per annum

Wellbeing charge - £401.28 per month

Heating, water and hot water is included in the service charge, together with buildings insurance cover and external window cleaning.

All charges are reviewed every April.

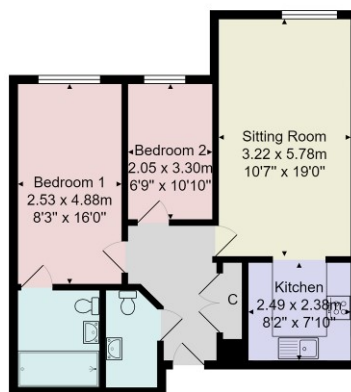
AGENT'S NOTE

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

Tenure - Leasehold

Council Tax Band - D





Total Area: 62.0 m² ... 668 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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