



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

£120,000



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A superb one-bedroom retirement apartment on the ground floor of this popular retirement development with direct access to the attractive communal gardens via patio doors from the apartment.

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The well-presented accommodation comprises a good-sized living room, kitchen, double bedroom and modern shower room.

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.





## GROUND FLOOR

Security-controlled entrance door leads to -

## COMMUNAL ENTRANCE HALL

With residents' lounge, library, free laundry facilities and resident house manager's office.

## APARTMENT 9

Private front door leading to spacious entrance hall with large walk-in storage room with fitted shelving.

## LIVING ROOM

A light and bright, spacious rectangular room with space for sitting and dining and window and glazed patio door overlooking, and providing access to, the gardens..

## KITCHEN

A fitted kitchen with a range of wall and base units with integrated electric hob and oven. Space for additional appliances.

## BEDROOM

A double bedroom with fitted wardrobes.

## SHOWER ROOM

A modern shower room with WC, washbasin set with a vanity unit and large shower. Tiled walls.

## OUTSIDE

The Adelphi 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 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 payable is currently £1,832 per 6 months. This service charge amount is higher than usual due to a schedule of works currently being undertaken at the property to include new windows, it is anticipated that the service charge will reduce to normal levels again in the near future. The ground rent is £259 paid bi-annually. The details of the Lease will need to be approved by the purchaser's legal advisor.





Total Area: 50.6 m<sup>2</sup> ... 544 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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