



7 Matcham Grange, 42 Wetherby Road, Harrogate, HG2 7BU

£275,000

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Grange is a modern retirement development for those over 70, surrounded by beautiful landscaped gardens, private patio area and situated on Wetherby Road in Harrogate.

We are pleased to offer for sale this beautifully presented ground floor apartment which has the benefit of direct access to the delightful communal gardens. The apartment provides high-quality accommodation with a spacious sitting and dining room, a stylish fitted kitchen, a bedroom with large walk in wardrobe, and modern shower room. The apartment also has the benefit of a spacious hallway and storerooms.

Matcham Grange has a host of excellent communal facilities, including a communal lounge that will regularly host events, a bistro serving subsidised freshly prepared meals daily, a guest suite which is available for family and friends to use when visiting, and there are also free laundry facilities and a communal mobility storeroom and recycling area.

This popular new development provides a comfortable environment for homeowners to live independently with the reassurance that help is available should the need arise. All apartments have a 24/7 call system and has staff on site 24 hours a day, 365 days a year and homeowners can benefit from tailor-made support packages and domestic assistance as required.





RECEPTION HALL

A spacious hallway with large fitted cupboard providing useful storage space.

LIVING ROOM

A spacious reception room with space for sitting and dining areas. Glazed door provides direct access to the attractive communal gardens. Private patio area.

KITCHEN

With a range of stylish modern units with electric hob, integrated oven and microwave, integrated fridge/freezer.

BEDROOM

A good sized double bedroom with fitted wardrobes and window overlooking the communal gardens.

SHOWER ROOM

A modern white suite comprising WC, basin set within a vanity unit and walk-in shower. Tiled walls and floor.

OUTSIDE

Private patio area with space for a small table and chairs. Homeowners have use of the attractive and well-maintained communal gardens with lawns, planted borders and various outdoor sitting areas. The apartment has the benefit of direct access, via a patio door, to the communal gardens. Guests have use of the visitor parking areas in the car park situated at the front of the property. Parking spaces are available to purchase separately for homeowners.

FACILITIES

The service charge includes the following: There is a communal lounge to socialise with friends and neighbours, which also hosts regular events. A bistro style subsidised restaurant serves daily meals. 24/7 call system access by personal pendant or bracelet and pull cords. 24-hour on-site staffing. Lifts to all floors. Flexible care and support packages available at additional cost. Free laundry facilities for personal use. 1 hour cleaning per week. Buildings insurance Water rates There is the remainder of a 10 year NHBC warranty.

Guest suite available to hire for £25 per night for visiting family and friends to use.

AGENTS NOTE

Homeowners must be 70 years old or over. The property is understood to be long leasehold, having an original lease of 999 years. The service charge payable is currently £?? pcm The ground rent payable is £?? per 6 months. Pets are permitted. The owner is responsible for paying 1% of the selling price on sale of the property to the management company.

Council Tax Band - C





Total Area: 51.3 m² ... 552 ft²
 All measurements are approximate and for display purposes only.
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