



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

£117,000

Guide Price

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

A beautifully presented one-bedroom apartment on the third floor of this very popular retirement development.

This excellent apartment has been redecorated and recarpeted throughout and comprises; entrance hallway with large storage cupboard, living dining room, kitchen, master bedroom with fitted storage and a wet 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

COMMUNAL ENTRANCE HALL

With residents' lounge and house manager's office.

Lift access to third floor.

Private front door leads to –

ENTRANCE HALL

Large storage cupboard.

LIVING / DINING ROOM

Window rear elevation with elevated views and additional westerly facing side window. Modern electric room heater.

KITCHEN

With a range of wall and base units and work surfaces having inset stainless steel sink and drainer. Electric induction hob with extractor hood above, slimline dishwasher, new oven and space for appliances.

BEDROOM

A double bedroom with window, fitted wardrobe and drawers. Modern electric room heater. Window to rear elevation with distant views.

SHOWER ROOM

Wet room including pedestal wash basin and low flush WC.

TENURE

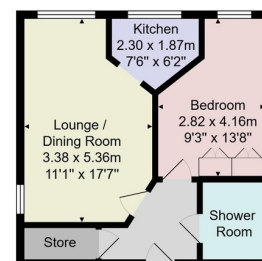
Long Leasehold. Understood to be a 125-year lease from 1998. The details of the Lease will need to be approved by the purchaser's legal advisor. We understand that the service charge is currently £2254 biannually and the ground rent is £237 biannually.

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 and residents' lounge.

Tenure - Leasehold

Council Tax Band - C



Total Area: 40.4 m² ... 435 ft²

All measurements are approximate and for display purposes only.

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