



Apartment 19 Martin Grange, Otley Road, Harrogate, HG2 0DL

£250,000

Apartment 19 Martin Grange, Otley Road, Harrogate, HG2 0DL

A spacious two-bedroomed first-floor apartment forming part of this popular retirement development situated in a prime position adjoining the famous Harrogate Stray. This excellent apartment is in good order throughout, with a spacious reception room, two large double bedrooms, kitchen, modern bathroom 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.

ENTRANCE HALL

uPVC door. Useful storage cupboards with hanging rails and shelving. Telephone intercom.

CLOAKROOM

Low-flush WC, washbasin. Tiled walls, extractor fan. Cupboard storage and shelving. Central heating radiator.

LOUNGE

Spacious room with uPVC double glazed windows to the front. Central heating radiator. Archway to;

KITCHEN

A range of wall and base units with contrasting work surfaces having inset sink and tiled splashbacks. Electric oven, induction hob and extractor fan over. Integral fridge and freezer, integral dishwasher.

BEDROOM 1

Fitted wardrobe. uPVC double glazed window to the front. Central heating radiator.

EN-SUITE WET ROOM

Fully tiled walls and sealed floor with grate, shower and hand rails. Vanity unit with inset wash basin and low flush wc. Extractor fan and central heating radiator.

BEDROOM 2

Further double bedroom with uPVC double glazed window to the front and 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 -

A care charge of £18.97 per week

Service charge is understood to be circa £66 per week

Wellbeing of £84.55 per week for a single occupant, £126.34 for two

occupants

Ground rent of £460 per annum

An option for domestic care of £15.24 per week.

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 a 24-hour emergency alarm.

Tenure - Leasehold

Council Tax Band - tbc

EPC RATING - TBC



Total Area: 61.3 m² ... 659 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk