



Flat 7 Wedderburn Lodge, Wetherby Road, Harrogate, HG2 7SQ

£140,000

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A spacious and well-presented ground floor two-bedroom retirement apartment with direct access to the communal gardens set within the sought-after retirement development.

The accommodation comprises a spacious living room which has a glazed door leading to the garden, together with a stylish modern kitchen, two bedrooms and shower room. The apartment also has the advantage of excellent storage space.

Situated in this popular and well-run retirement development, close to Harrogate District Hospital and the Stray.





GROUND FLOOR RECEPTION HALL

With generous storage cupboards and an airing cupboard.

SITTING / DINING ROOM

A spacious reception room with sitting and dining areas. Electric fire. A glazed door leads directly to the communal gardens.

KITCHEN

A modern fitted kitchen with a range of stylish units with electric hob, microwave, oven and space for fridge.

BEDROOMS

The property has two good-sized bedrooms.

BATHROOM

Comprising panelled bath with shower over, low flush WC and wash basin.

OUTSIDE

Wedderburn Lodge stands within its own attractive grounds with communal gardens for the benefit of all residents. Apartment 7 has the benefit of direct access via a patio door from the apartment into the communal garden. There is ample visitor and residents' parking.

SERVICES

All mains connected with the exception of gas. There are two guest suite available to rent, for the benefit of residents. Communal facilities include residents' lounge and laundry room.

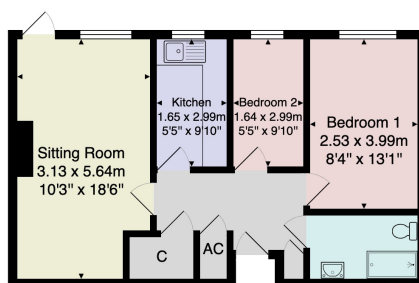
TENURE

Understood to be Long Leasehold, having an original term of 125 years from 1989. The service charge is approximately £600 per quarter, which covers buildings, insurance, communal repairs and maintenance and gardening. Annual ground rent of £100 per annum.

Tenure - Leasehold

Council Tax Band - D





Total Area: 52.2 m² ... 562 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk