

**40 THE ADELPHI  
COLD BATH ROAD  
HARROGATE  
HG2 0NT**



**NICHOLLS  
TYREMAN**

## 40 THE ADELPHI | COLD BATH ROAD | HARROGATE | HG2 0NT

A beautifully presented second floor apartment, located within this extremely popular retirement development, situated on Cold Bath Road, close to excellent amenities including shops, bus service, coffee shop and pharmacy, with the town centre a short distance away.

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Entrance Hall | Living Room | Breakfast Kitchen

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Two Bedrooms | En-suite Shower Room | House Bathroom

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Communal Gardens | Car Park

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Council Tax: E | Energy Rating: B

Tenure: Leasehold - 125 years from 1998 | Ground Rent: £548 per annum | Service Charge: £5,000 per annum

# £215,000





**The property has the benefit of two good sized bedrooms and attractive south facing aspect over the gardens. The Adelphi has a fabulous communal recreation room, guest bedroom and lift.**

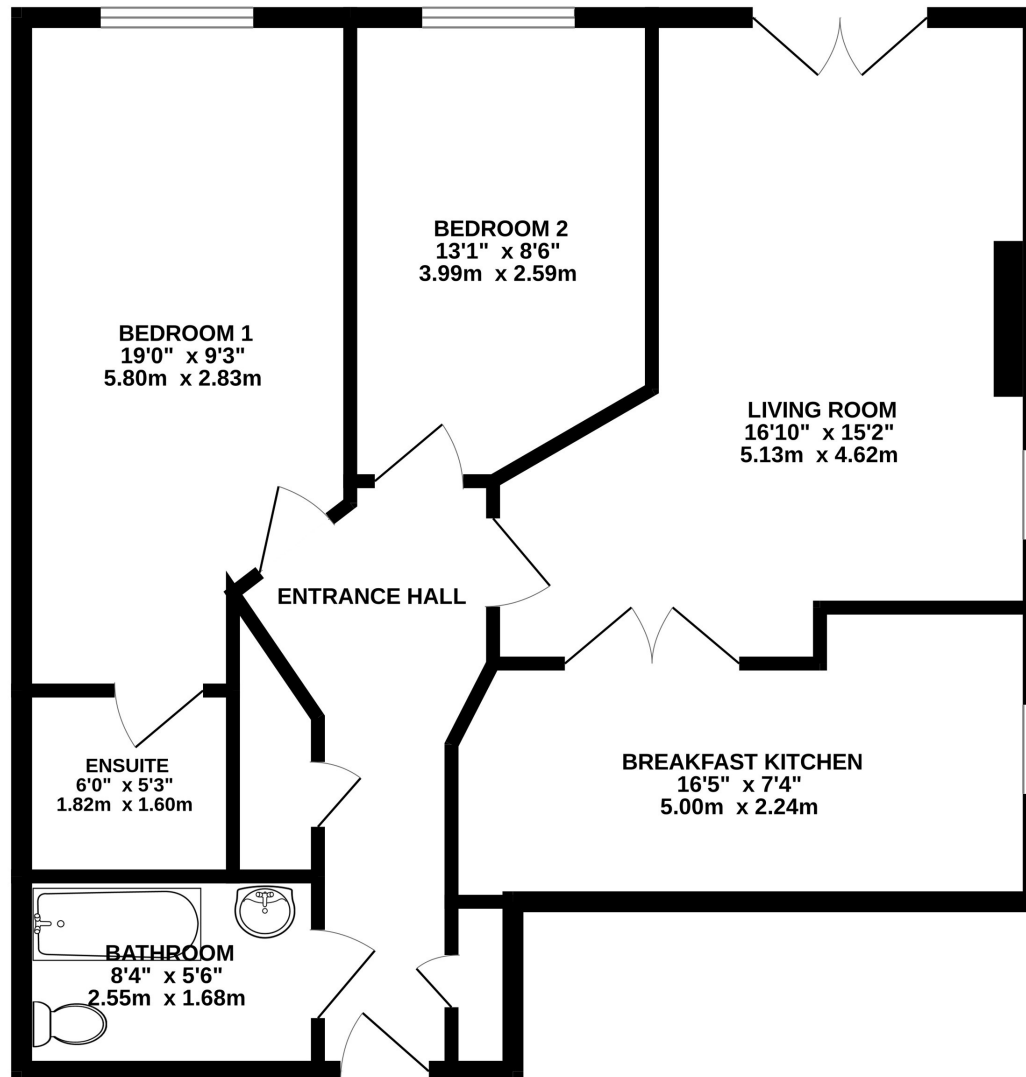
The accommodation comprises: Communal entrance vestibule, entrance hall, residents lounge, caretaker's office and lift leading to the second floor and a corridor leading to Apartment 40 with large entrance hall with useful storage cupboards, good size living room with Juliet balcony, kitchen with integrated and fitted units, double bedroom with en-suite shower room, further double bedroom and separate bathroom.

There are a communal gardens for the benefits of all residents and a good size car park providing ample resident and visitor parking spaces.

**Agents Note:** The main purchaser must be over 60 years old.



SECOND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.





9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076 Lettings: 01423 530744

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