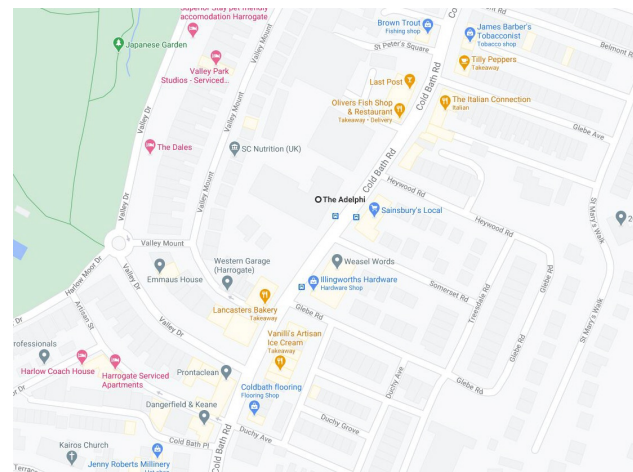


Total Area: 44.7 m<sup>2</sup> ... 481 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	79	82



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

### Directions

From the Prince of Wales roundabout proceed along the Otley Road. Turn right at the traffic lights into Cold Bath Road where The Adelphi can be found on the left hand side.

**Flat 69 The Adelphi, Cold Bath Road, Harrogate**

**Offers in the region of £150,000**

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 [myrings.property](http://myrings.property)

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Flat 69 The Adelphi, Cold Bath Road, Harrogate, North Yorkshire,  
HG2 0NT



**\*\*\* NEWLY REFURBISHED \*\*\* This stunning, completely refurbished one bedroom fourth floor flat occupying a quiet position within a converted, over 55's development, standing in pleasant communal lawned gardens, has the benefit of lift access and the convenience of all the amenities on Cold Bath Road.**

With secure entry system, the complex has an on site manager and impressive communal lounge which is used for regular organised activities for the residents. The apartment with double glazed windows throughout opens to a reception hall with walk in storage cupboard that doubles as an airing cupboard. The well-proportioned double bedroom has mirror fronted, built in wardrobes, and the stylish shower room boasts a large walk in enclosure. The living room is large enough to accommodate a dining area as well as lounge,

and adjoins the separate, modern fitted kitchen with integrated appliances and granite work surfaces. Further facilities of the complex include a laundry, well maintained communal gardens and a guest suite that can be booked out for visitors at a rate of £20 per night for double occupancy.

Cold Bath Road is a highly regarded area close to Harrogate's town centre and only moments walk from the 200 acre Stray Parkland. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with the Theatre and an excellent range of restaurants. A regular bus service runs past the front of the building where there is a convenient stop, and further transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre. The A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



**Bus**  
1 minute by foot



**Main Roads**  
A1M 8 miles



**Train**  
Harrogate 0.4 miles



**Airport**  
Leeds Bradford 12.4 mile

**Fixtures & fittings**

Furnishings are not part of the sale but can be considered and negotiated.

**Services**

Mains electricity, water and drainage are connected to the property. Heating is electric.

**Rating Authority**

Harrogate Borough Council Tax Band C

**Tenure**

Leasehold