



WETHERBY ROAD

**£159,950**



**ANDREW HILL**



# Wetherby Road

16 Wedderburn Lodge Wetherby Road, Harrogate, North Yorkshire, HG2 7SQ

A highly desirable 2 bedroom ground floor apartment providing much improved and well presented accommodation which must be viewed internally to be appreciated.

The property is for those aged 55 or over and includes a private entrance hall with plenty of storage cupboards, 18'6" sitting room with dining area, a smartly fitted kitchen with integrated appliances, 2 bedrooms and a modern fitted shower room with large walk in shower.

Beautifully maintained, mature gardens and grounds. Allocated parking space plus additional visitors parking.

Shared laundry room within the building and a residents lounge.

The flat itself is in a relatively small and select block of only 12 apartments and forms part of this very popular development which is very well looked after and is set amidst lovely mature grounds in a popular part of Harrogate.

There are many shops and amenities close to hand as well as a bus stop nearby.

A fabulous apartment, ideally placed on the ground floor, smartly maintained and ready to move into.

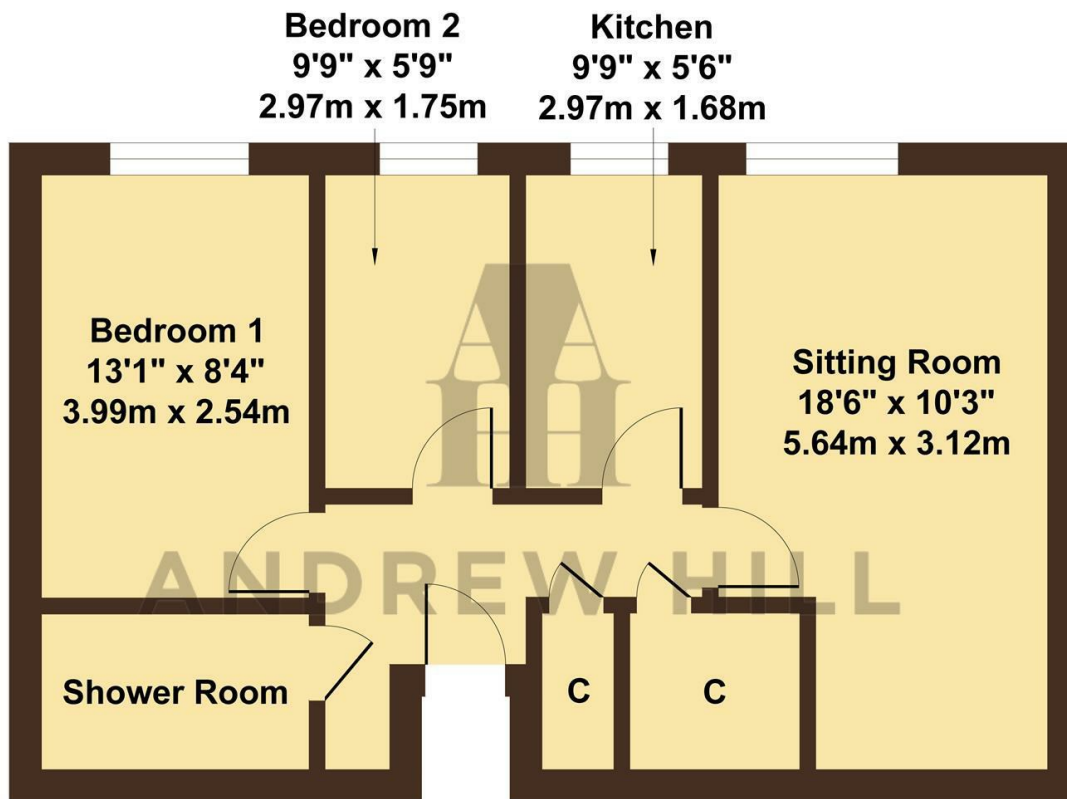




- Ground Floor Apartment
- 18'6 Sitting Room with Dining Area
- For Those Aged 55 and Above
- Great Location

- 2 Bedrooms
- Stylish Shower Room with Walk In Shower
- Mature Grounds & Parking

- Modern Fitted Kitchen
- Smartly Presented Throughout
- Ready to Move Into



**Ground Floor**

#### Services

Mains services except gas.  
Electric storage heaters.  
Double glazing.  
Council tax band D.  
EPC rating C.  
Leasehold 125 years from 1989.  
Maintenance approx £600 per quarter.  
£100 per annum ground rent.

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