



Services

Main services except gas.
Sealed unit double glazing.
Electric storage heaters.
EPC rating C.
Council tax band C.
Leasehold - 125 years from 1989
Service charge approx £608 per quarter.
Annual ground rent £100



Wetherby Road

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

A lovely ground floor purpose built flat for those aged 55 and above within this popular development.

The flat itself is in good condition and is located on the ground floor at the rear of the building occupying an enviable and secluded corner position overlooking the gardens.

The flat is well planned and includes an entrance hall, large store cupboard, sitting room, fitted kitchen and a bathroom.

Mature gardens, allocated parking space and visitors parking. Communal residents lounge, kitchen and a guest suite available to rent.

Wedderburn Lodge is an attractive retirement development located along Wetherby Road close to many amenities, shops, bus route etc.



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| <ul style="list-style-type: none">• Purpose Built Flat• Good Sized Sitting Room• Ground Floor• Great Location | <ul style="list-style-type: none">• 1 Double Bedroom• Fitted Kitchen• Fantastic Position | <ul style="list-style-type: none">• Minimum Age of 55• Bathroom & Store• Mature Communal Gardens |
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