



12 Martin Grange, 5 Otley Road

£285,000



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A superb two-bedroom ground-floor apartment providing spacious and well-appointed accommodation, forming part of this popular retirement development situated in a prime position adjoining the famous Harrogate Stray. The generously appointed property has the use of the impressive shared facilities of Martin Grange for social enjoyment, the latest safety and security features and 24-hour specialist care and support when needed. Martin Grange is situated close to Harrogate town centre adjoining the famous Stray.

#### CHARGES

The following charges apply -

Annual Ground Rent is now £

And the total monthly charges come to £ per month (year beginning 1 April 2026) , broken down as follows:

Service Charge £ per month

Wellbeing £

Personal Heating £

Personal Water £

#### AGENT'S NOTE

The accommodation is carpeted throughout and there are television and telephone points and provision for satellite TV, Sky-Plus, video-entry system and a 24-hour emergency alarm.

Council Tax band: D Tenure: Leasehold EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



**ENTRANCE HALL** Generous storage cupboard.

**SITTING ROOM** Spacious reception room. Windows overlook the garden.

**KITCHEN** Range of modern wall and base units. Electric hob with extractor above, integrated electric oven, fridge / freezer, dishwasher and washing machine.

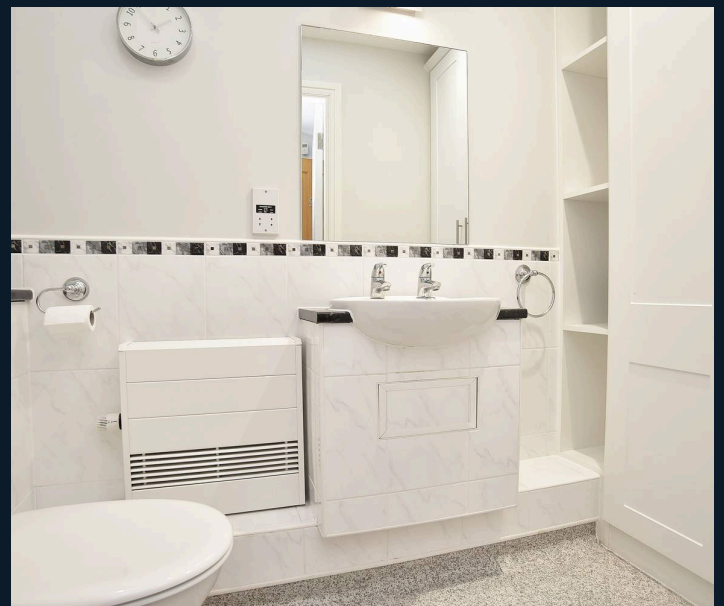
**CLOAKROOM** White low-flush WC, washbasin and fitted storage cupboard.

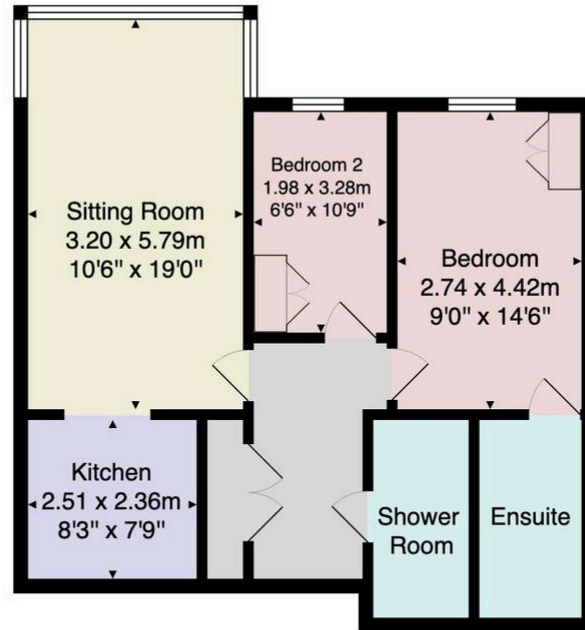
**BEDROOM 1** Window to side, fitted wardrobe and en-suite.

**EN-SUITE SHOWER ROOM** Low-flush WC, washbasin set within a vanity unit, and walk-in shower.

**BEDROOM 2** A further good-sized bedroom.

**AMENITIES** Residents of Martin Grange have the use of excellent onsite facilities, which include a café/bistro (meals to be paid for separately), residents' lounge, hair and beauty salon, attractive gardens with seating areas, wheelchair access throughout and car parking. Residents also have access to an on-site care team, which is available 24 hours a day, an extensive social programme, 24-hour emergency assistance, optional daily contact and a Premier Warranty.





Total Area: 63.4 m<sup>2</sup> ... 682 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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