



Flat 37, The Adelphi Cold Bath Road, Harrogate

£200,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A fantastic opportunity to purchase a second floor two-bedroom apartment in a superb position with Juliette balcony and south facing aspect within this popular development. This excellent apartment has new electric heating and modern bathroom fittings and provides generous accommodation and is situated in a quiet position. The accommodation comprises a large living space with a sitting / dining room, two double bedrooms, kitchen, shower room and large store cupboards.

Situated in a highly convenient location within easy walking distance of the excellent local shops and services of Cold Bath Road, the Valley Gardens and Harrogate town centre. Offered for sale with no onward chain.

OUTSIDE There are attractive and well-maintained communal gardens which are for the benefit of all the residents. An adjacent car park provides ample residents' and visitors' parking.

FACILITIES Formerly the Adelphi Hotel, the property was converted by McCarthy & Stone in 1996 to provide retirement accommodation. The building has the benefit of a resident house manager, lift, on-site laundry facilities, guest facilities, residents' lounge and is excellently located within ten yards of a bus stop and across the road from a number of shops, including a mini-supermarket and pharmacy, and just one mile from Harrogate town centre.

TENURE Long Leasehold. Understood to be a 125-year lease from 1st May 1996. The service charge payable is currently £4760 and the ground rent is £584, both per annum. The details of the Lease will need to be approved by the purchaser's legal advisor.

AGENT'S NOTE There is also step-free access at the main entrance.

Council Tax band: D

Tenure: Leasehold



ACCOMMODATION
RECEPTION HALL

A spacious reception hall with two fitted cupboards.

SITTING / DINING ROOM

A large reception room with sitting and dining areas. Glazed doors lead to Juliette balcony.

KITCHEN

A fitted kitchen. With a range of units with hob and integrated oven.

BEDROOM 1

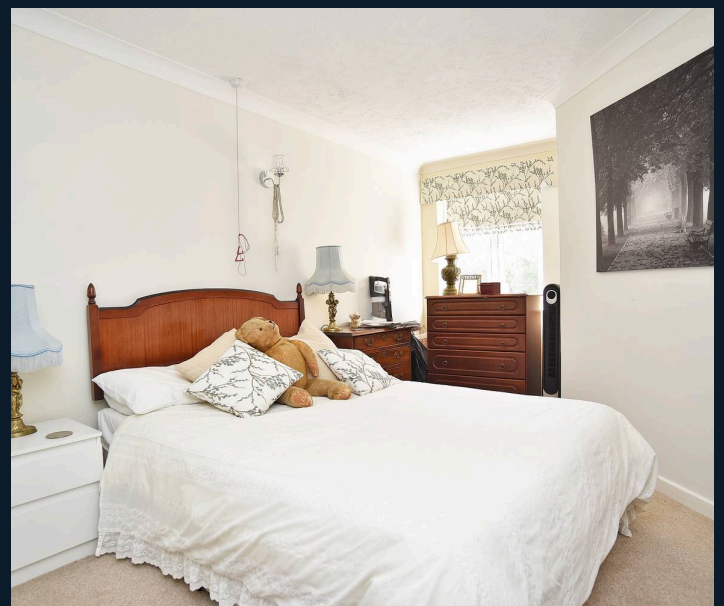
A large double bedroom with fitted wardrobe.

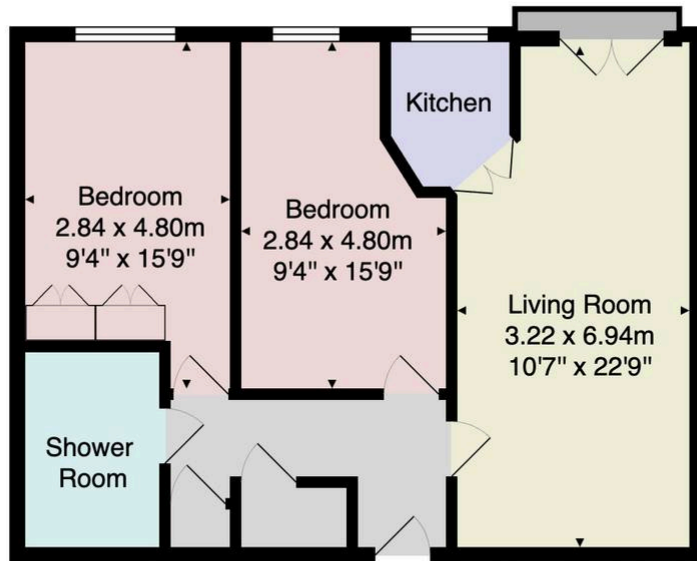
BEDROOM 2

A further double bedroom. Fitted wardrobe. .

SHOWER ROOM

A modern newly fitted suite with WC, washbasin set within a vanity unit and large shower.





Total Area: 64.4 m² ... 693 ft²

All measurements are approximate and for display purposes only.

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