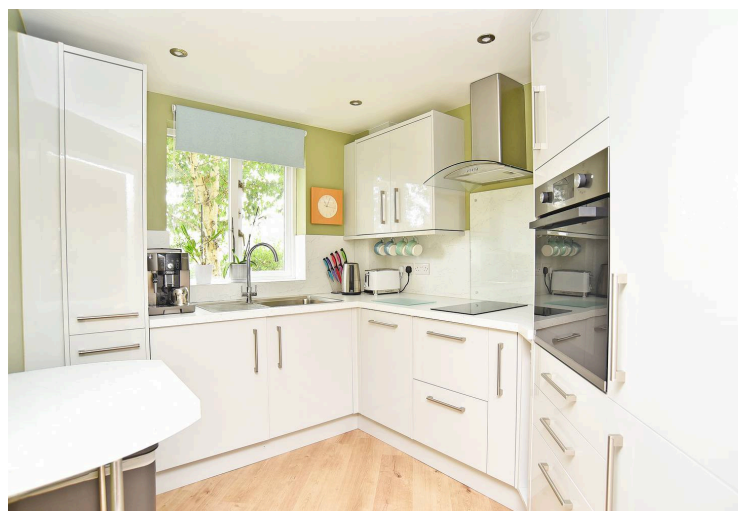




Flat 15, The Adelphi Cold Bath Road, Harrogate

Guide Price £190,000 Leasehold



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WINNING AGENT**

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A fantastic opportunity to purchase a ground-floor two-bedroom apartment in a superb position with private entrance and direct access to the attractive, communal gardens within this popular development. This excellent apartment has been recently modernised to a high standard with new electric heating, kitchen, and 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, modern 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.

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: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



ACCOMMODATION GROUND FLOOR

RECEPTION HALL

A spacious reception hall with two fitted cupboards.

SITTING / DINING ROOM

A large reception room with sitting and dining areas. Window and a glazed door to front leads directly to the attractive communal gardens.

KITCHEN

A modern newly fitted kitchen. With a range of stylish units with induction hob and integrated oven, washing machine and fridge / freezer.

BEDROOM 1

A large double bedroom with fitted wardrobe.

BEDROOM 2

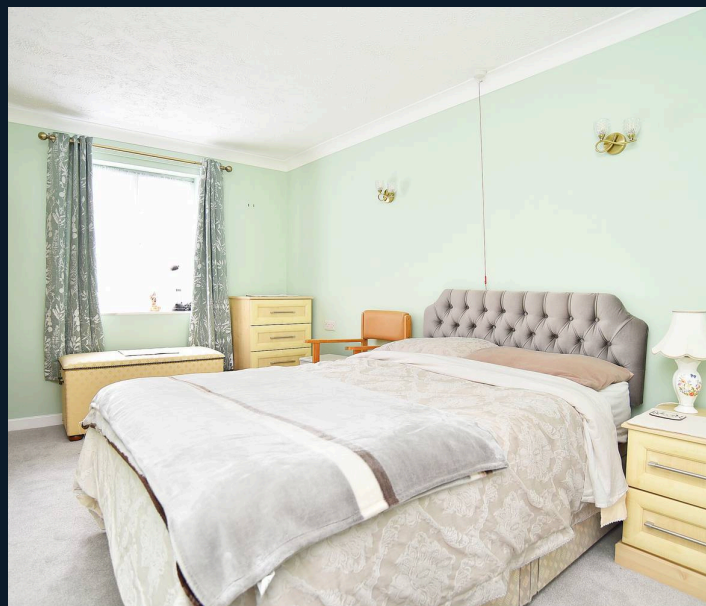
A further double bedroom.

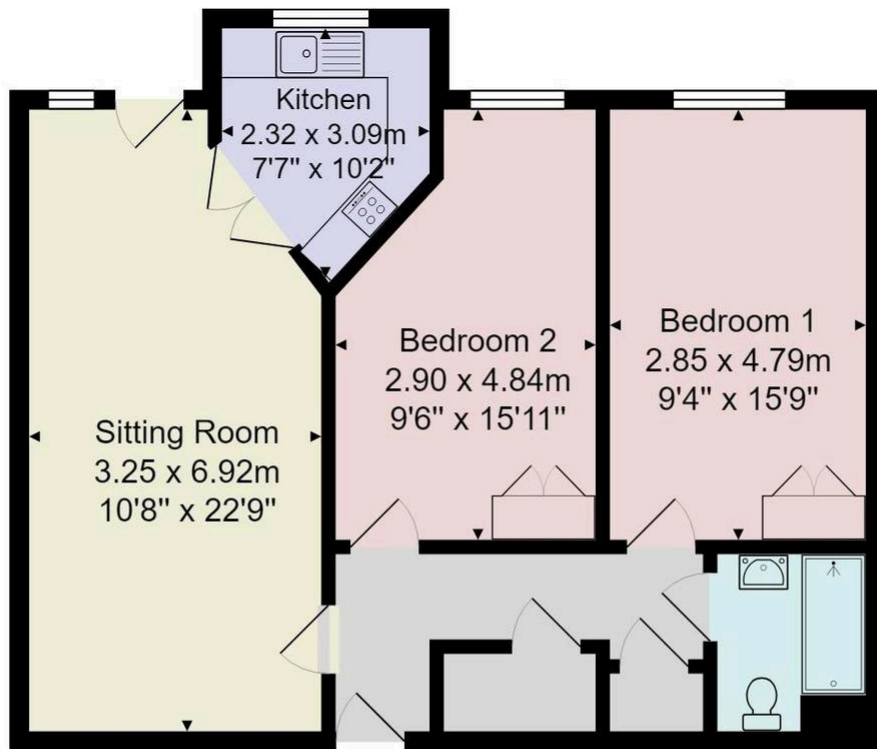
SHOWER ROOM

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

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.





Total Area: 66.6 m² ... 717 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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