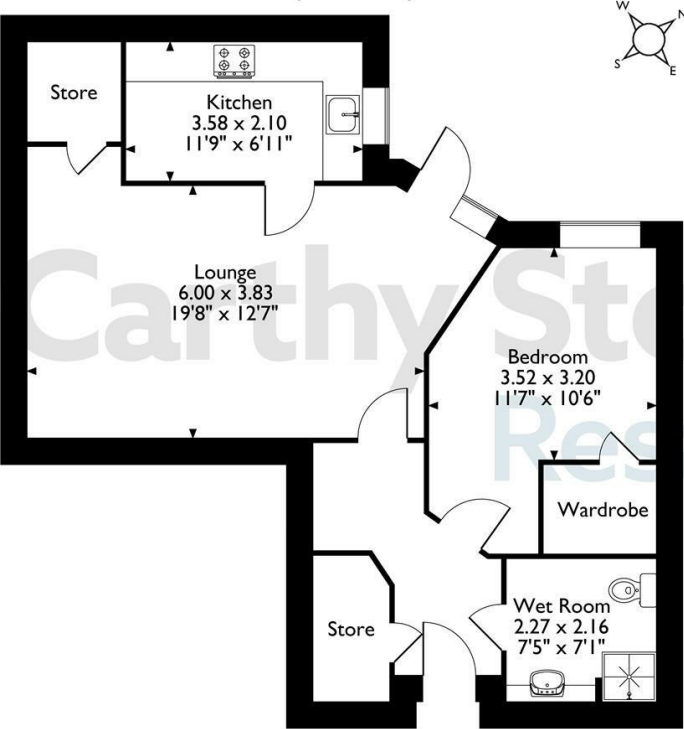


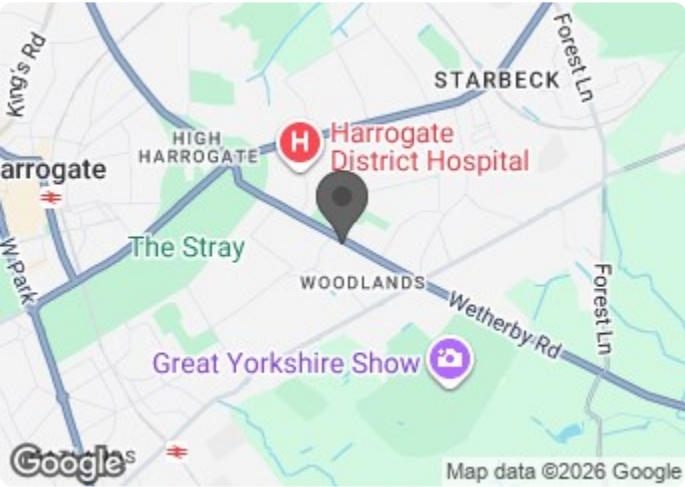
12 Matcham Grange, 42, Wetherby Road, Harrogate
Approximate Gross Internal Area
65 Sq M/700 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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12 Matcham Grange

Wetherby Road, Harrogate, HG2 7BU



Asking price **£285,000 Leasehold**

This stunning ONE BEDROOM, GROUND FLOOR, NORTH FACING apartment offers direct access to the COMMUNAL GARDENS and PATIO through a private entrance. Filled with natural light and offering generous living space, it provides a bright, welcoming home in a highly desirable setting.

CQC-registered CARE TEAM, TAILORED CARE PACKAGES, ESTATE MANAGER, and ON-SITE BISTRO.

Call us on 0345 556 4104 to find out more.

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Matcham Grange, Wetherby Road, Harrogate

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Summary

Matcham Grange opened in May 2022, built by McCarthy Stone and designed specifically for assisted retirement living for the over 70's. Situated close to Harrogate stry and positioned on well connected bus routes to surrounding areas & amenities.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration. Open every day, our table service restaurant serves tasty and nutritious breakfast & lunches for our homeowners and their friends and family, at a subsidised price. All the food is freshly prepared and we can cater for special dietary requirements. Matcham Grange also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply at £25 per night). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in bedroom, bathroom and hall.



Entrance Hall

Front door with spy hole leads to the entrance hall - the emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage/utility room, illuminated bathroom light switch, radiator, smoke detector and apartment security door entry system with intercom. Doors lead to the lounge, bedroom, shower room and storage.

Living room

A bright and spacious living area featuring double-glazed French doors opening directly onto the communal gardens and patio, creating a seamless connection to the outdoor space. There is ample room for both lounge and dining furniture. The room benefits from two ceiling light fittings, TV and telephone points, raised electric power sockets, and a radiator. A partially glazed door provides access to the kitchen.

Kitchen

A stylish and contemporary kitchen fitted with a range of modern grey base units and drawers, complemented by matching work surfaces and copper-effect handles for a sleek, elegant finish. The kitchen features a stainless steel sink and drainer with a mono-lever mixer tap, an integrated fridge/freezer, a waist-height NEFF electric oven, an integrated NEFF microwave, and a four-ring ceramic hob with an extractor hood above. Additional features include under-cabinet lighting, ample power points, and a central ceiling light. There is also space for a small dining table or additional storage, providing flexibility to suit your needs.

Bedroom

A spacious double bedroom featuring a walk-in wardrobe, providing excellent storage and organisation. A large double-glazed window fills the room with natural light, creating a bright and comfortable space. Additional features include a radiator, TV and telephone points, a ceiling light, fitted carpets, raised electric power sockets, and a 24-hour emergency response pull cord for added peace of mind.

Shower Room

A modern, partially tiled shower room fitted with a contemporary suite comprising a level access walk in shower with an adjustable shower head and grab rail, a WC, and a vanity



1 bed | £285,000

unit incorporating a wash hand basin with useful cupboard storage and a mirror above. Further features include a heated chrome towel rail, tiled flooring, and a 24-hour emergency response pull cord.

Service Charge Breakdown

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week
- Buildings insurance
- Water rates for communal areas and apartments
- Apartment window Cleaning (outside only)
- Cleaning of all communal windows
- Running of the on-site Bistro
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be amended to suit your needs.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

The ANNUAL SERVICE CHARGE is £11,739.10 for the financial year ending 28/02/2027.

Car Parking

Car parking may be available by separate negotiation.

Leasehold Information

Lease: 999 year from 1st January 2022
Ground rent: £435 per annum
Ground rent review: 1st January 2037
Managed by: Your Life Management Services
Pet Friendly

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

