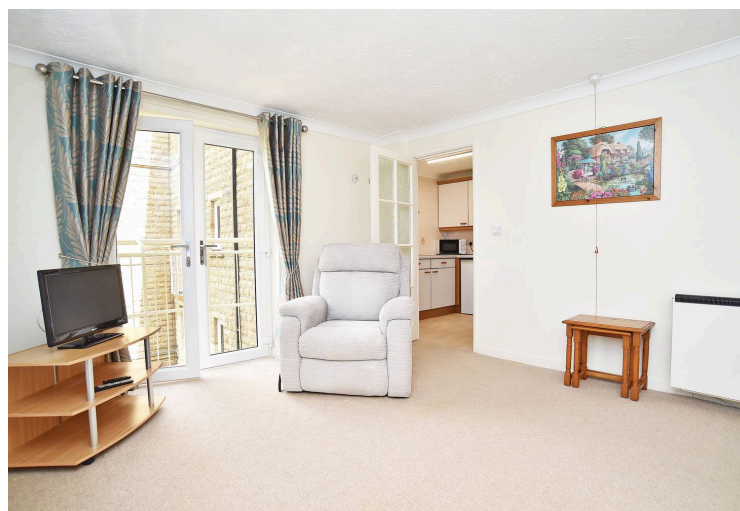




Flat 45, The Adelphi Cold Bath Road, Harrogate

£115,000 Guide Price



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A larger-than-average one-bedroom second-floor apartment with a Juliet balcony enjoying attractive views over the beautifully maintained communal gardens. Forming part of The Adelphi, a highly regarded McCarthy & Stone retirement development for the over-55s, the property occupies a superb position close to Harrogate town centre and offers spacious, well-presented accommodation together with an excellent range of resident facilities.

The location is exceptionally convenient, with a bus stop immediately outside the development and a range of everyday amenities directly opposite, including a mini supermarket and pharmacy. The beautiful **Valley Gardens** are just around the corner, providing delightful walks and access to Harrogate's famous Stray, while the town centre is approximately one mile away, offering an excellent selection of shops, cafés, restaurants and leisure facilities.

Council Tax band: C

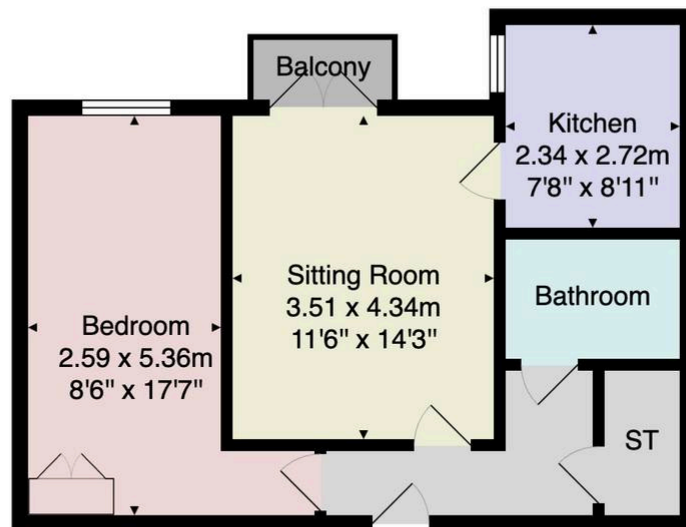
Tenure: Leasehold



The apartment is approached via an entrance hall with useful built-in storage, leading through to a spacious living and dining room. Filled with natural light, this comfortable reception space enjoys a pleasant outlook through French doors opening onto a Juliet balcony overlooking the attractive communal gardens. A separate fitted kitchen provides a good range of wall and base units with ample worktop space. The generous double bedroom benefits from fitted mirrored wardrobes, while the accommodation is completed by a stylish, modern shower room fitted with a large walk-in shower, vanity storage and contemporary tiling. The Adelphi stands within beautifully maintained communal gardens, creating an attractive setting with seating areas for residents to enjoy. There is ample residents' and visitors' parking within the adjacent car park.

Originally The Adelphi Hotel, the building was sympathetically converted by McCarthy & Stone in 1996 and has since become one of Harrogate's most sought-after retirement developments. Residents enjoy the reassurance of a House Manager, lift access to all floors, an elegant residents' lounge, guest suite for visiting family and friends, and an on-site laundry.





Total Area: 49.8 m² ... 536 ft² (excluding balcony)

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

