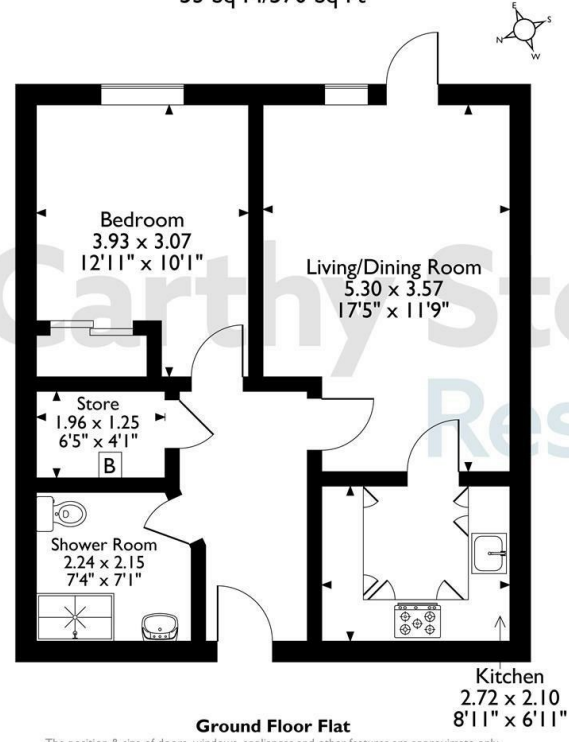
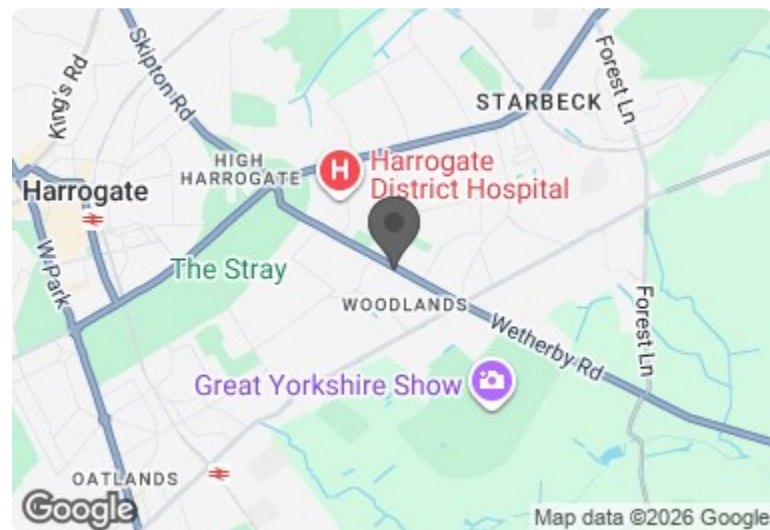


7 Matcham Grange, 42, Wetherby Road, Harrogate
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



Council Tax Band: C



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 85 | 85 |
| (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 | |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544



7 Matcham Grange

Wetherby Road, Harrogate, HG2 7BU



PRICE REDUCTION

Asking price £259,000 Leasehold

A beautifully presented, bright and spacious ONE BEDROOM retirement apartment, located on the GROUND FLOOR. Uniquely designed with full-length living room windows, offering direct access to the communal gardens and patio. CQC-registered CARE TEAM, TAILORED CARE PACKAGES, ESTATE MANAGER, and ON-SITE BISTRO.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Matcham Grange, Wetherby Road,

1 Bed | £259,000

PRICE
REDUCED

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 that can assist with service charges or living costs.
- 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, built by McCarthy Stone and opened in May 2022, is a thoughtfully designed development offering assisted retirement living exclusively for those aged 70 and over. Ideally located close to Harrogate Stray, the development is well connected by nearby bus routes, providing easy access to surrounding areas and local amenities.

While offering the privacy and comfort of your own self-contained apartment, Matcham Grange also encourages a vibrant and sociable lifestyle. The homeowners' lounge provides a welcoming space to relax, meet friends, or take part in a variety of activities and events organised by fellow residents and the Estate Management team. It's also an ideal setting for hosting family and friends on special occasions.

The on-site table-service restaurant is open daily, serving freshly prepared, nutritious breakfasts and lunches at subsidised prices for homeowners and their guests. Special dietary requirements can be catered for with ease.

Residents also benefit from beautifully landscaped gardens, perfect for enjoying the outdoors, and a comfortable guest suite

for visiting friends and family (available at £25 per night).

For complete peace of mind, the development offers the reassurance of an Estate Manager on-site, along with a comprehensive 24-hour emergency call system, accessible via personal pendant alarms and strategically placed call points in the bedroom, bathroom, and hallway.

Entrance Hall

The front door, fitted with a spy hole, opens into a welcoming entrance hall complete with newly fitted carpets, where the 24-hour emergency response pull cord system is conveniently located. From the hallway, there is access to a spacious walk-in storage/utility room, as well as an illuminated bathroom light switch, radiator, smoke detector, and a secure apartment door entry system with intercom. Doors from the hall lead to the lounge, bedroom, and shower room.

Living room

A bright and spacious dual-aspect room, featuring UPVC double-glazed window to the side and French doors opening directly onto the communal gardens and patio area, ideal for enjoying the outdoors. The room is fitted with full-length curtains and benefits from newly fitted carpets with ample space for a dining area. Additional features include two ceiling lights, TV and telephone points, raised electric power sockets, and a radiator for comfort. A partially glazed door provides access to the kitchen.

Kitchen

A spacious and fully fitted kitchen, featuring a comprehensive range of wall and base units with drawers and matching roll-top work surfaces with a sink and drainer unit with mono-lever tap. Appliances include an integrated fridge/freezer, waist-height NEFF electric oven, NEFF ceramic hob with extractor hood, and a built-in NEFF microwave. Additional features include vinyl flooring, under-counter lighting, multiple power points, and a central ceiling light, creating a well-lit and practical cooking space.

Bedroom

A spacious double bedroom featuring a large walk-in wardrobe, providing excellent storage. A UPVC double-glazed window with fitted blinds and full-length curtains allows for plenty of

natural light. The room includes a radiator, TV and telephone points, ceiling light, newly fitted carpets, and raised electric power sockets for ease of use. For added peace of mind, a 24-hour emergency response pull cord is also installed.

Shower Room

A stylish, partially tiled shower room fitted with a modern level-access walk-in shower, complete with an adjustable shower head and hand rail for added safety. The suite also includes a WC and a vanity unit with inset sink, cupboard storage, and a mirror above. Additional features include a heated chrome towel rail, tiled flooring, and a 24-hour emergency response pull cord for peace of mind.

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 restaurant
- 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.

Service charge: £11,739.10 per annum (for financial year ending 28/02/2027)

Car Parking

Car parking may be available by separate negotiation.

Leasehold Information

Lease: 999 year from 1st Jan 2022
Ground rent: £435 per annum
Ground rent review: 1st Jan 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

