



**7 Matcham Grange, 42 Wetherby Road**  
Harrogate

Guide Price **£275,000**



**MYRINGS**



## 7 Matcham Grange

Harrogate

Located within the prestigious Matcham Grange development on Wetherby Road, this beautifully presented one-bedroom ground-floor apartment offers an exceptional standard of assisted retirement living, exclusively for those aged 70 and over. Completed in 2022, Matcham Grange combines modern, high-quality accommodation with a superb range of on-site facilities designed to support independent living with peace of mind.

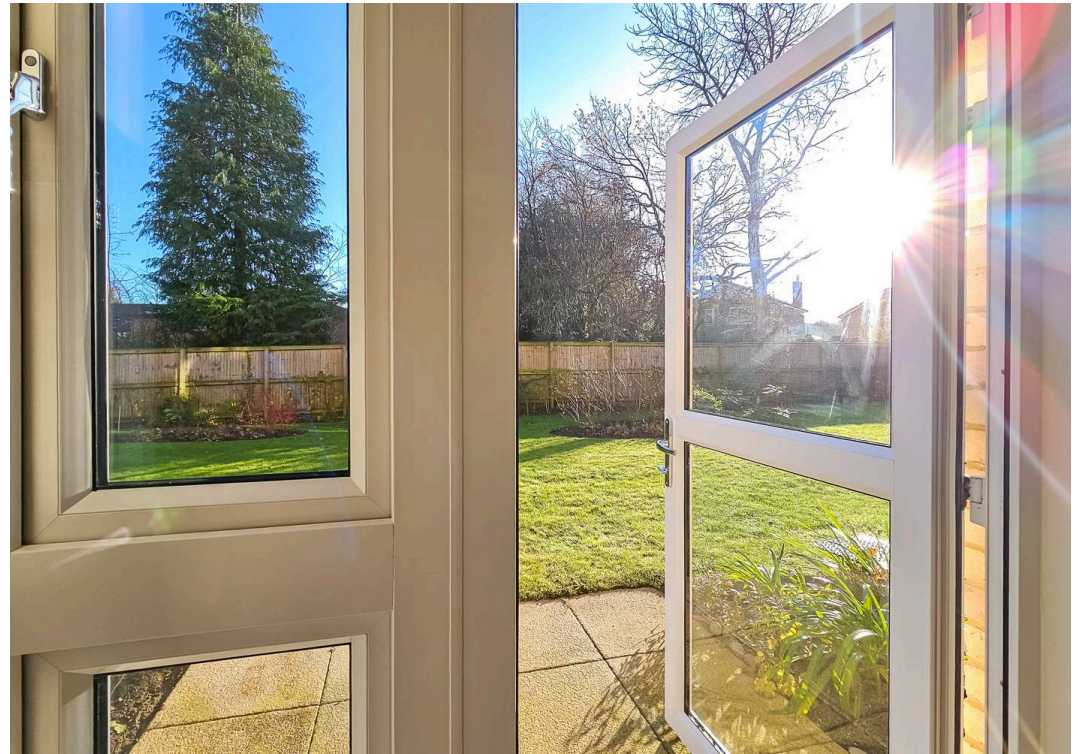
Council Tax band: C

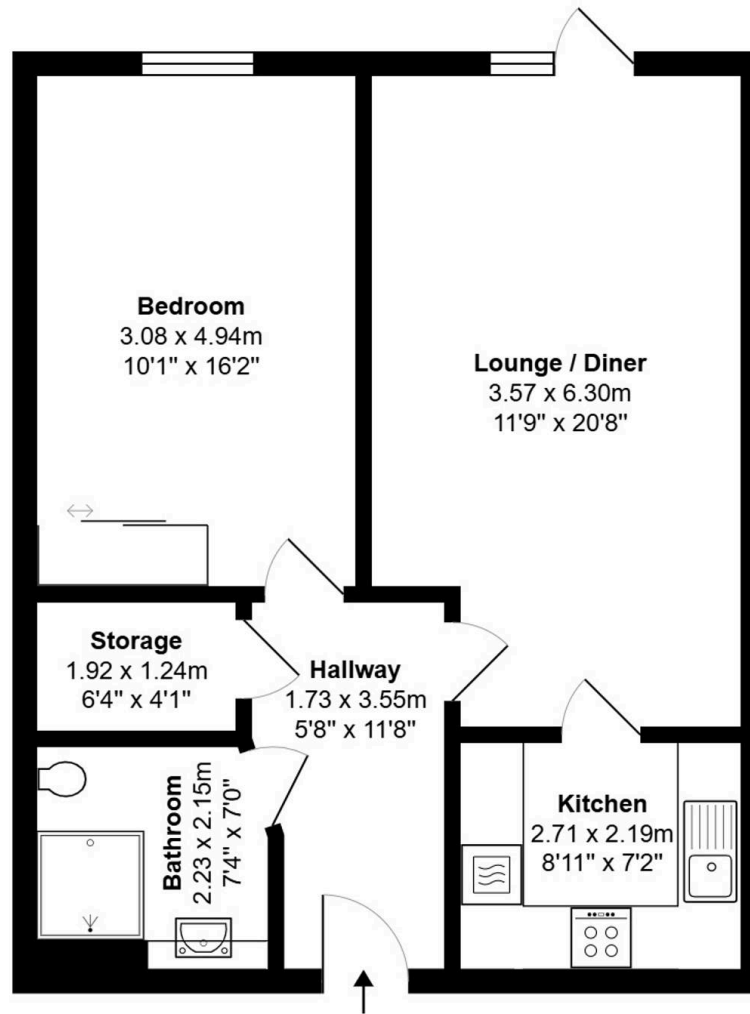
Tenure: Leasehold

- GROUND FLOOR APARTMENT
- PRIVATE PATIO AREA
- HOMEOWNERS LOUNGE AND RESTAURANT OFFERING SUBSIDISED MEALS
- EXCLUSIVE FOR RESIDENTS AGED 70 AND OVER
- ON SITE MANAGER AND 24 HOUR EMERGENCY CALL SYSTEM
- WELL APPOINTED GROUNDS AND LARGE COMMUNAL TERRACE WITH PATIO FURNITURE
- LAUNDRY FACILITIES WITH WASHING MACHINES AND TUMBLE DRYERS FOR RESIDENTS



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**Ground Floor**

Total Area: 58.9 m<sup>2</sup> ... 634 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





## Myrings Estate Agents

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