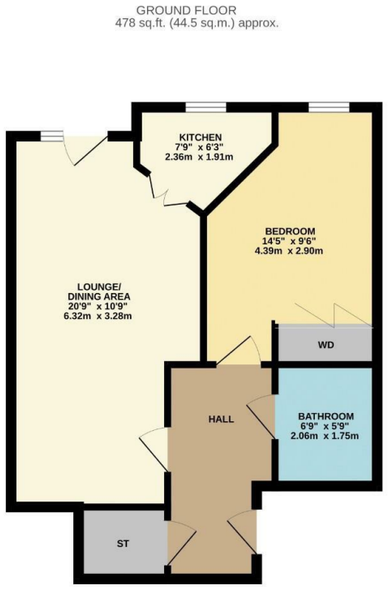
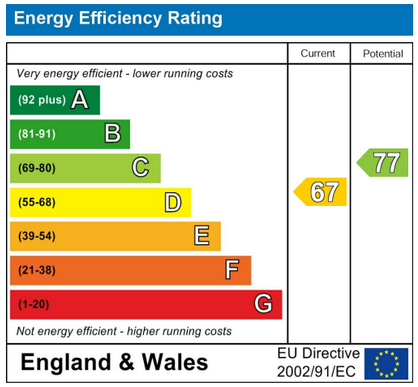
Floor Plan



Energy Performance Certificates



Directions

Proceed up Cold Bath Road where the Adelphi block is situated on the right hand side with both resident and visitor parking.

Council Tax Band Tenure Leasehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£135,000

Flat 5 The Adelphi, Cold Bath Road, Harrogate, HG2 0NT

1 Bedroom Apartment - Retirement

A purpose-built ground floor apartment for people ages 55 & over with its own private door to a pleasant lawned garden aspect located in a popular near town centre position on Cold Bath Road.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The apartment features double glazed windows and electric heating and has had the benefit of an upgrade to a stylish kitchen with integrated appliances and a luxury shower room since it was purchased in 2021.

With a secure ground floor approach with residents lounge and laundry room, the apartment briefly comprises: A private ground floor entrance, useful walk-in storage cupboard with hot water cylinder, 20 foot 9 inches long lounge with dining area and a personal private door leading out onto the well kept lawned gardens. There is a modern fitted kitchen with a slimline dishwasher, fan assisted oven, microwave, fridge freezer, stainless steel sink unit and a two ring electric hob.

There is a double bedroom with double opening mirror faced wardrobe. Luxury house shower room.

The block is well known for organising numerous events to keep residents busy and occupied. Nearby there are pleasant walks that can be enjoyed through the Valley Gardens, Pine Woods and across the two hundred acres Stray.

There is a bus service that can be utilised directly across from the apartment block

Additionally there are shops which cater for most daily needs including a pharmacy and Sainsbury's local.

AGENTS NOTES: Probate has not yet been granted, it is in the process of being obtained. Ground rent - £474 p/a, Service charge - £4852 p/a





