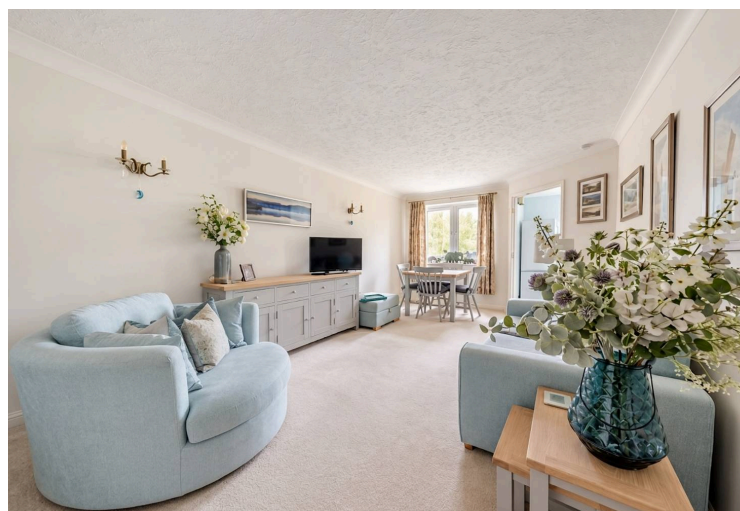




Flat 59, The Adelphi Cold Bath Road, Harrogate
£100,000 Guide Price



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A beautifully presented one-bedroom apartment occupying the third floor of The Adelphi, a highly regarded McCarthy & Stone retirement development exclusively for the over-55s. Ideally positioned close to Harrogate town centre, the property offers spacious accommodation, elevated views and an excellent range of facilities for residents. 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. Facilities include a house manager, lift access to all floors, residents' lounge, guest suite for visiting family and friends, and an on-site laundry. The location is particularly convenient, with a bus stop immediately outside and a range of everyday amenities directly opposite, including a convenience store and pharmacy. Valley Gardens is just around the corner, while the Stray and Harrogate town centre are also within easy reach. The town centre, approximately one mile away, offers an excellent selection of shops, cafés, restaurants and leisure facilities. **Utilities and Services**

Ground Rent	Estates and Management	£275 per year
Service charge	FirstPort	£4507.4 pa

Lease - 95 years remaining

This covers:

- Laundry
- Water rates
- House manager during office hours
- Appello 24/7 emergency helpline
- Communal room
- Guest room (subject to nominal nightly fee),
- Maintenance of internal communal areas including lift
- Maintenance of external areas including garden
- Sinking fund



The development is approached through a security-controlled entrance into a communal reception hall, with access to the residents' lounge and house manager's office. A lift serves all floors, including the third floor where the apartment is situated.

The private entrance hall includes a useful storage cupboard housing the hot-water cylinder. The spacious sitting and dining room enjoys plenty of natural light and attractive elevated views, with ample room for comfortable seating and a dining table.

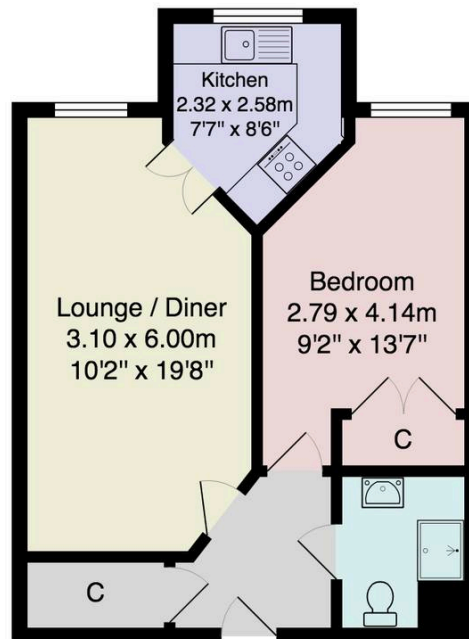
The separate modern kitchen is fitted with white gloss units and complementary work surfaces, together with an integrated oven, electric hob and extractor hood, and space for a fridge-freezer.

There is a generous double bedroom with fitted mirrored wardrobes and a stylish, fully tiled shower room comprising a glazed shower enclosure, vanity washbasin, WC, heated towel rail and space for a washing machine.

The Adelphi stands within well-tended communal gardens, providing an attractive setting with seating areas for residents to enjoy. Ample residents' and visitors' parking is available within the adjoining car park.

Council tax Band C Electricity E-on Next Smart
meter installed EPC Energy Efficiency Rating: C





Total Area: 42.6 m² ... 459 ft²

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.

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