



7 Martin Grange, 5 Otley Road

£245,000

VERITY
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**YOUR AWARD
WINNING AGENT**
#DARINGTOBEDIFFERENT



- Bungalow with patio situated beside communal gardens in exclusive development for the over 60s
- With the advantage of a private parking space
- Privacy and pleasure of your own home within a friendly community
- 24 hour support offering independent living with total peace of mind
- Social programme of events and activities for residents
- Shared communal facilities including residents lounge and residents bistro

This superbly appointed, one bedroom retirement bungalow with private patio and parking space offers a rare opportunity to own an exceptional property for the over 60's. This bungalow has 24 hour support and care as needed, offering independent living with total peace of mind.

Martin Grange is a purpose built development of 33 apartments and bungalows especially designed to make life comfortable for people in later life, located in a fashionable most convenient residential position on the edge of the Harrogate Stray, close to West Park and within level walking distance of the town centre , shops, restaurants , cafes and amenities .

The development offers the privacy and pleasure of your own home within a friendly community, 24 hour support, the latest safety and security features, and a social programme of activities and events for the residents' enjoyment.

Shared communal facilities include: hair and beauty salon; buggy store; residents' lounge; residents' bistro.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

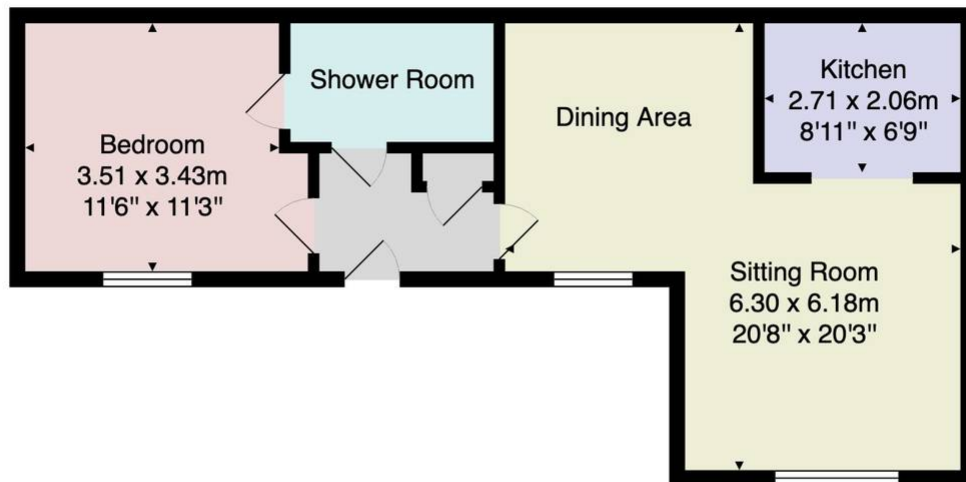


The accommodation briefly provides; lounge / dining area, fully fitted kitchen with oven, hob, fridge/freezer, dishwasher and washing machine; master bedroom and wet room with Jack & Jill doors.

The bungalow has the benefit of specialist flooring in kitchen and wet room to reduce slip hazards, raised power points, security optical door viewer and 24 hour emergency assistance call system.

Specialist features include on-site support available 24 hours a day, optional flexible quality care if needed, activity programme, 24 hour emergency assistance, and optional daily contact for assurance.





Total Area: 54.9 m² ... 591 ft²

All measurements are approximate and for display purposes only.

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