



Flat 12, The Adelphi Cold Bath Road, Harrogate

£129,950



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A spacious and well-presented one-bedroom apartment on the ground floor of this very popular retirement development, arguably in one of the best positions within the building with the advantage of direct access from the flat via patio doors to the attractive communal gardens. This well-presented apartment has an attractive outlook and comprises large living room, kitchen, a double bedroom and bathroom. Situated in a highly convenient location within easy walking distance of the excellent local shops and services of Cold Bath Road, the Valley Gardens and Harrogate town centre. Offered for sale with no onward chain.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



GROUND FLOOR Security-controlled entrance door leads to - **COMMUNAL ENTRANCE HALL** With residents' lounge and house manager's office.

ENTRANCE HALL A spacious reception hall with large store cupboard housing the hot-water cylinder.

SITTING ROOM A spacious reception room with windows to front and side. Fireplace with electric fire. Space for dining table. A glazed door provides access directly to the attractive communal gardens at the front of the property and provides a pleasant outdoor sitting area.

KITCHEN With a range of wall and base units. Electric hob and over. Space for fridge and freezer. Window to side.

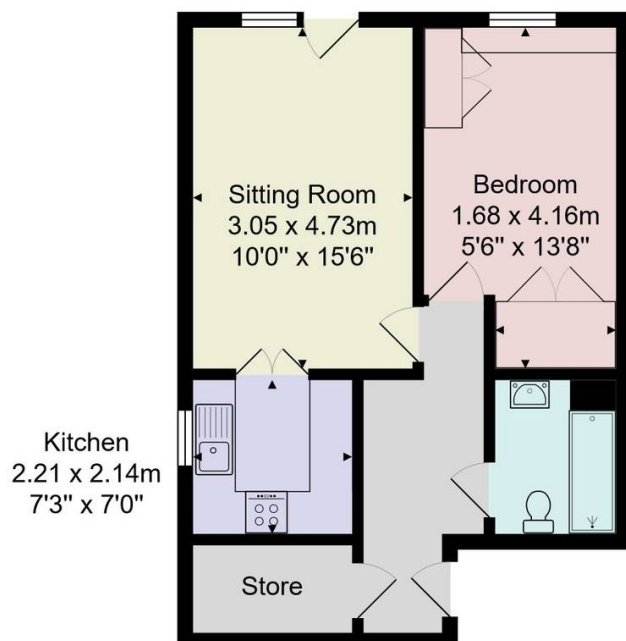
BEDROOM A double bedroom with fitted wardrobes and drawers. Window to front.

SHOWER ROOM A modern white suite with WC, washbasin set within a vanity unit, and large shower. Tiled walls and floor.

OUTSIDE The apartment has direct access to very well-maintained communal gardens for the benefit of all the residents. An adjacent car park provides ample residents' and visitors' parking.

TENURE Long Leasehold. Understood to be a 125-year lease from 1996. The details of the Lease will need to be approved by the purchaser's legal advisor





Total Area: 46.1 m² ... 496 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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