

FOR SALE



The Adelphi, Cold Bath Road, Harrogate, HG2 0NT
Asking Price Of £80,000


MARTIN & CO



- Situated within a popular over 60s development.
- One Bedroom Third-Floor Apartment
- Excellent Location – Ideally positioned on Cold Bath Road
- No Onward Chain – A straightforward purchase opportunity.
- In Need of Modernisation – Offering fantastic potential
- Garage Included – Private garage with additional visitor parking available
- Lift Access – Easy access via well-maintained communal areas
- On-Site House Manager & Community Lounge
- Communal Gardens



Located within the well-regarded over 60s residential development of The Adelphi, this third-floor, one-bedroom apartment offers an exciting opportunity for the discerning buyer looking to create a home tailored to their taste.

Priced at £80,000 to reflect the modernisation required, the property presents a fantastic blank canvas and is available with no onward chain.

Accessed via well-maintained communal areas and a lift, the apartment briefly comprises: an internal hallway with intercom system, a bathroom with a three-piece suite, a well-proportioned double bedroom, a bright and spacious lounge, and a separate kitchen. The property also benefits from a private garage, with additional visitor parking available.

Residents of The Adelphi enjoy a welcoming community atmosphere, with access to a communal lounge, beautifully maintained gardens, and the reassurance of an on-site house manager.

Situated on the highly desirable Cold Bath Road, The Adelphi is ideally located close to a range of local amenities, including independent shops, cafes, and healthcare services. The area is particularly well-suited to those over 60s, offering a peaceful environment while remaining conveniently close to Harrogate's vibrant town centre and excellent public transport links.

This is a great opportunity to acquire a property in such a sought-after location, with great potential to modernise and make your own.

Further information regarding this property includes:

Tenure: Leasehold

Lease: 95 years remaining of a 125 year agreement from 1st May 1996.

Service charge: £2,253.70 Half Yearly

Ground Rent: £259.17 Half Yearly

Council tax band: C

Utilities: serviced by mains electricity, and water services.

Heating: Electric storage heaters

Broadband availability: Fibre to cabinet with estimated speeds up to 76 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas – Very Low Surface water- Very Low

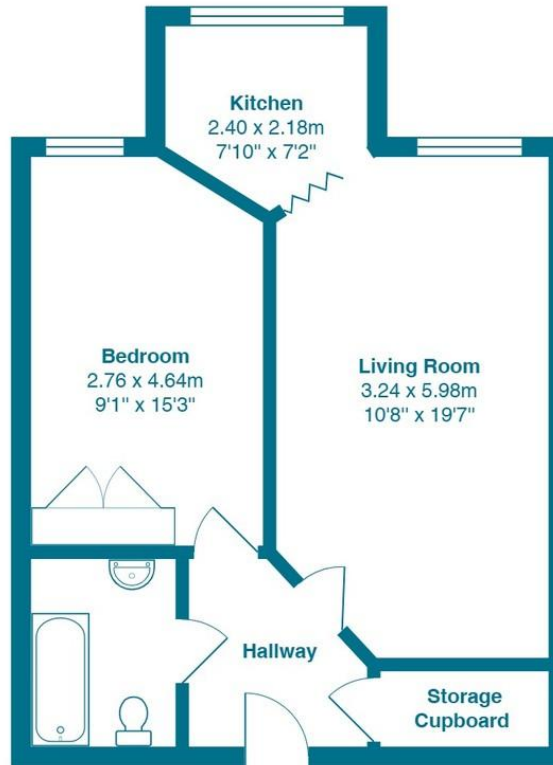
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by our compliance partners who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy.

The cost of these checks is £45 exc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to our compliance partners, and is non-refundable. We will receive some of the fee taken to compensate for its role in the provision of these checks.

Annual parking/garage - £50.00



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Total Area: 47.1 m² ... 507 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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