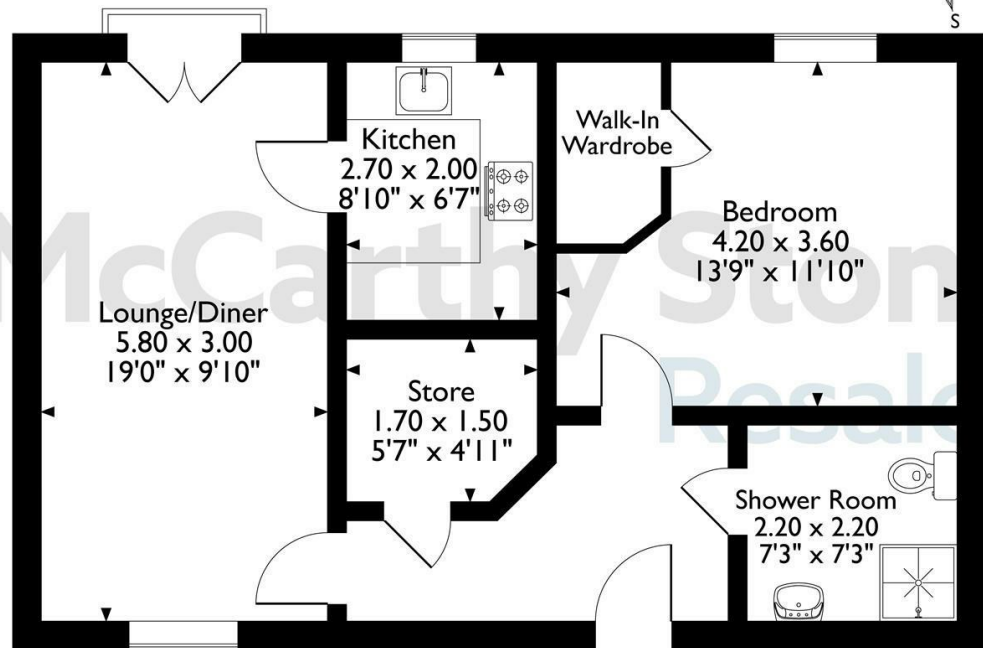
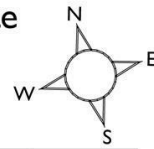
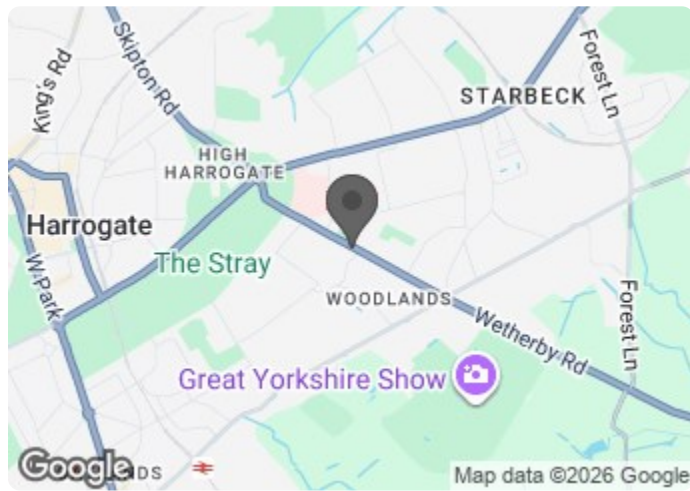


30 Matcham Grange, 42, Wetherby Road, Harrogate
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8691435/DST.

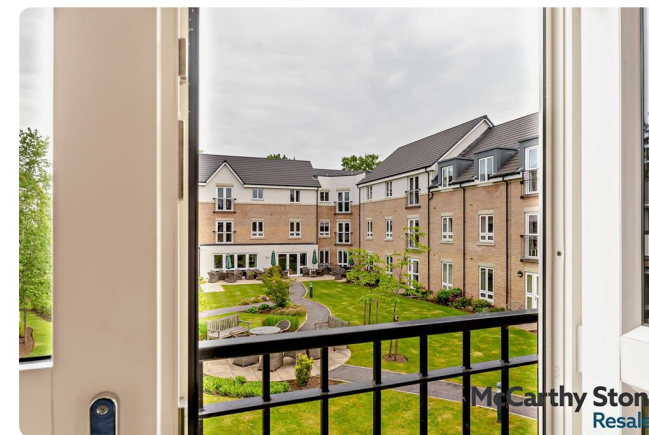
Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

30 Matcham Grange

Wetherby Road, Harrogate, HG2 7BU



Asking price £275,000 Leasehold

Part Exchange available. A spacious first-floor one-bedroom apartment for the over 70s at Matcham Grange, Harrogate. Offered unoccupied and chain-free, the apartment has been professionally cleaned and is ready to move straight into.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.



Matcham Grange, Wetherby Road, Harrogate

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Summary

Matcham Grange opened in May 2022 and was built by McCarthy Stone for assisted retirement living for the over 70s. Ideally located close to Harrogate Stray, it offers excellent bus links to nearby amenities and surrounding areas.

The development includes a welcoming homeowners' lounge, landscaped gardens, a daily table service restaurant serving subsidised meals, and a guest suite for visitors at £25 per night.

For added peace of mind, there is an on-site Estate Manager and a 24-hour emergency call system via personal pendant alarm and call points in the apartment.

Entrance Hall

Front door with spy hole opens into the carpeted entrance hall, with emergency pull cord, radiator, smoke detector and secure door entry intercom system. The hall also provides access to a large storage cupboard with built-in shelving, as well as doors to the lounge, bedroom and shower room.

Living room

Fully carpeted, double opening UPVC double glazed French door with full length curtains leading to Juliet balcony. Ample space for dining. Two ceiling lights, TV and telephone points. Raised electric power sockets. Radiator. A partially glazed door leads into the kitchen.

Kitchen

Spacious fully fitted kitchen with a range of wall and base units, drawers and matching roll-top work surfaces. Sink and drainer with mono-lever tap beneath a large UPVC double-glazed window with fitted roller blind.

Integrated appliances include fridge/freezer, waist-height NEFF electric oven, NEFF ceramic hob with extractor hood, and integrated NEFF microwave. Finished with vinyl flooring, under-counter lighting, power points and ceiling light.

Bedroom

Spacious double bedroom with walk in wardrobe, UPVC double glazed window with full length curtains, radiator, TV and telephone points. Ceiling light, fitted carpets, raised electric power sockets and 24-hour emergency response pull cord.

Shower Room

Partially tiled and fitted with suite comprising of level walk-in shower with adjustable shower head and hand rail, WC, vanity unit with sink, cupboard storage and

1 bed | £275,000

mirror above. Heated chrome towel rail, 24-hour emergency response pull cord and tiled flooring.

Service Charge Breakdown

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week
- Buildings insurance
- Water rates for communal areas and apartments
- Apartment window Cleaning (outside only)
- Cleaning of all communal windows
- Running of the on-site restaurant
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be amended to suit your needs.

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £11,591.85 per annum (for financial year end 28/02/2026)

Leasehold Information

Lease length: 999 year from 2022

Ground rent: £435 per annum

Ground rent review: January 2037

Managed by: Your Life Management Services.

Pet Friendly.

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

