



## Flat 7, Wedderburn Lodge Wetherby Road, Harrogate

£135,000 Leasehold



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A spacious and well-presented ground floor two-bedroom retirement apartment with direct access to the communal gardens, forming part of this highly regarded retirement development in Harrogate. This bright and generously proportioned apartment offers well-planned accommodation throughout, together with excellent storage and the rare advantage of direct patio access into the beautifully maintained communal gardens. New carpets and flooring throughout.

Newly decorated in modern neutral colour.

The property is ideally positioned close to Harrogate District Hospital and within easy walking distance of The Stray, making it particularly convenient for those seeking accessibility, green space and excellent local amenities.

The development benefits from a welcoming community atmosphere, with regular resident-led social evenings held in the communal sitting room, offering opportunities to meet neighbours and enjoy social activities.

Practical features include:

- A communal rubbish collection area within the building
- BT telephone socket installed in the apartment, enabling broadband/Internet connection if required
- Excellent internal storage throughout
- Direct access to the communal gardens from the apartment

Residents also enjoy access to:

- Two guest suites available to rent for visiting family and friends
- Residents' lounge
- Communal laundry room

All mains services are connected with the exception of gas.

#### **Additional Information**



### **Ground Floor Reception Hall**

A welcoming entrance hall with generous storage cupboards and airing cupboard.

### **Sitting / Dining Room**

A spacious reception room with clearly defined sitting and dining areas. Electric fire. A glazed patio door leads directly onto the communal gardens.

### **Kitchen**

A modern fitted kitchen with a range of stylish units incorporating electric hob, microwave, oven and space for fridge.

### **Bedrooms**

Two good-sized bedrooms.

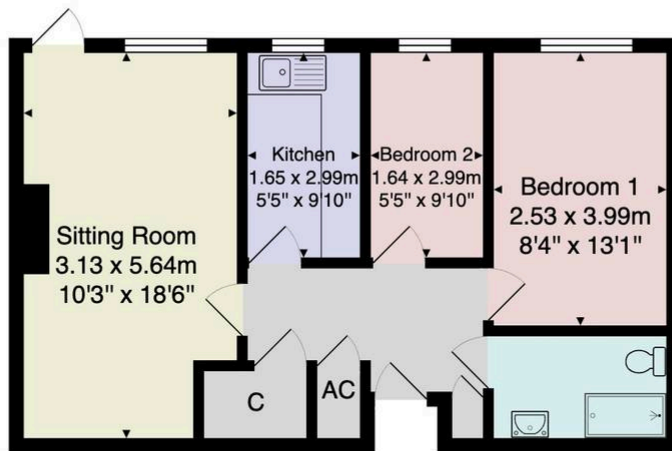
### **Bathroom**

Comprising panelled bath with shower over, low-flush WC and wash basin.

### **Outside**

Wedderburn Lodge stands within attractive and well-maintained communal gardens for the benefit of all residents. Apartment 7 enjoys direct access to the gardens via a patio door. There is an allocated parking space included, together with additional visitor parking.





Total Area: 52.2 m<sup>2</sup> ... 562 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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