





Flat 11, The Adelphi Cold Bath Road, Harrogate

£115,000

VERITY FREARSON

YOUR AWARD WINNING AGENT

#DARINGTOBEDIFFERENT



A fantastic opportunity to purchase a ground floor one bedroomed apartment which has been refurbished to a high standard in this superb position at the rear of this popular development having direct access to the attractive communal gardens.
A fantastic opportunity to purchase a ground-floor one-bedroom apartment which has been refurbished to a high standard in this superb position at the rear of this popular development having direct access to the attractive communal gardens.

This excellent apartment has been refurbished to a high standard and enjoys, arguably the best position in the development, in a quiet position at the rear of the building with an attractive outlook over the rear gardens. The accommodation is appointed to a very high standard and comprises a large living room, kitchen with appliances, a double bedroom and modern shower room.

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: C

Tenure: Leasehold

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. Lift leading to upper floors.

FLAT 11 RECEPTION HALL A reception hall with large store cupboard with shelves housing the hot water cylinder.

SITTING ROOM A spacious reception room with windows to side and rear overlooking the gardens and glazed door leading directly to the attractive communal garden. Feature fireplace with Dimplex hologram flame electric fire. Space for dining table.Modern Dimplex storage heater. Glazed double doors lead to the kitchen.

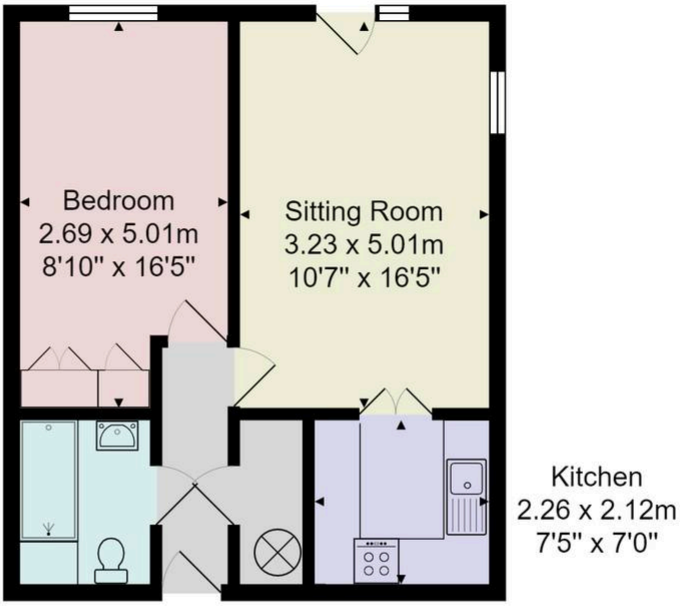
KITCHEN A modern fitted kitchen with a range of white wall and base units with soft close drawers. Electric hob and extractor hood above and integrated electric oven. Fridge and freezer and washing machine. Window to side. Wall mounted Dimplex heater.

BEDROOM A good sized double bedroom with glass fronted fitted wardrobes. Window to rear over looking the garden. Modern Dimplex storage heater and wall mounted Sony television.

BATHROOM A modern white suite with low level WC, basin set within a vanity unit with cupboards and drawers and large walk in shower with fold down seat. Tiled floor and granite shelf. Wall mounted Dimplex heater and heated towel rail.







Total Area: 44.3 m² ... 477 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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