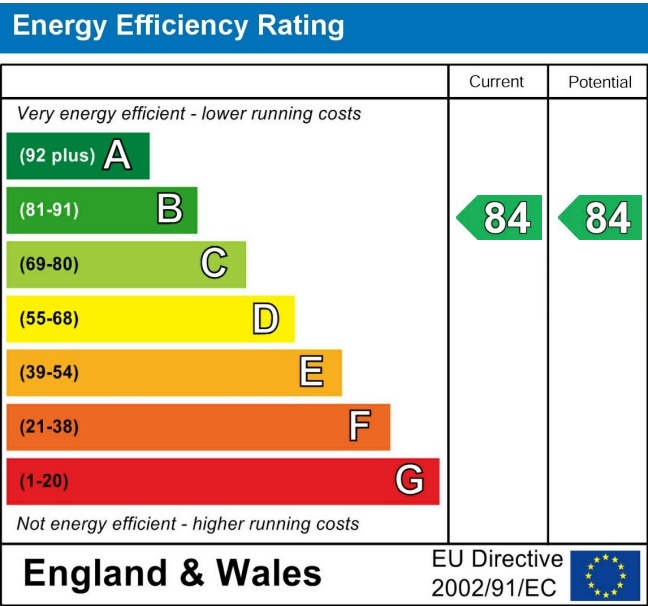
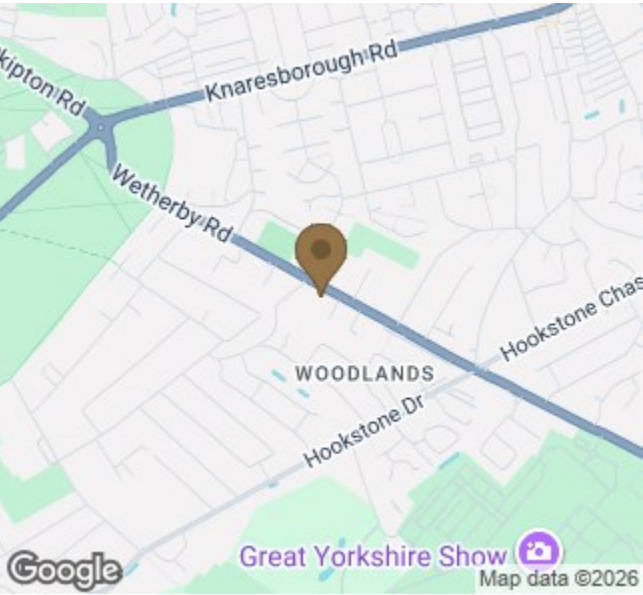
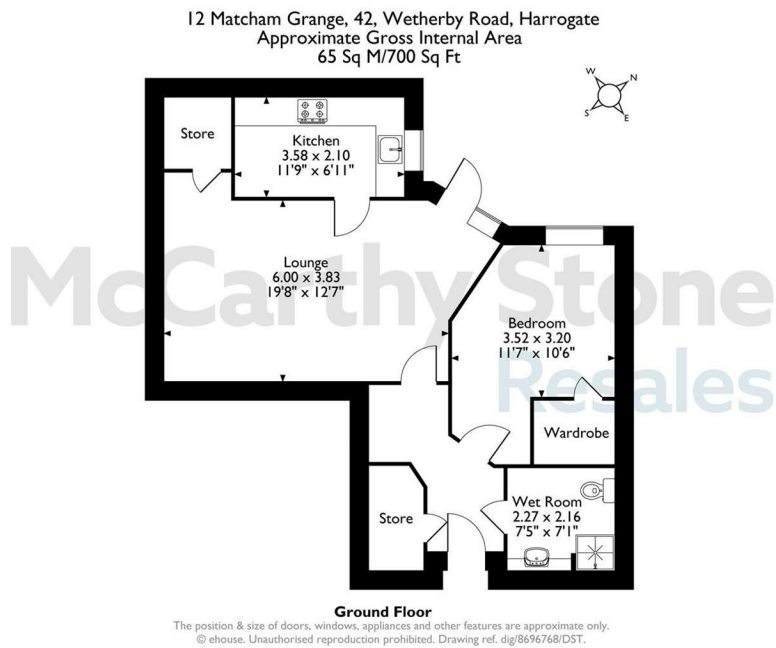




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



12 Matcham Grange

Wetherby Road, Harrogate, HG2 7BU

1 1 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 12 Matcham Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £285,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground floor apartment with direct access to communal gardens and patio
- Estate Manager and staff on site 24 Hours a day
- Bespoke personal care packages
- 24 Hour emergency call system
- 1 hours domestic help per week
- Laundry room
- Lift to all Floors
- Onsite Bistro and guest suite
- Part-exchange option available

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

12 Matcham Grange, Harrogate

 1 |  1 | Asking price £285,000

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, built by McCarthy Stone and designed specifically for assisted retirement living for the over 70's. Situated close to Harrogate stry and positioned on well connected bus routes to surrounding areas & amenities.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration. Open every day, our table service restaurant serves tasty and nutritious breakfast & lunches for our homeowners and their friends and family, at a subsidised price. All the food is freshly prepared and we can cater for special dietary requirements. Matcham Grange also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply at £25 per night). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in bedroom, bathroom and hall.

Entrance Hall
Front door with spy hole leads to the entrance hall - the emergency response pull cord system is situated in the hall.



From the hallway there is a door to a walk-in storage/utility room, illuminated bathroom light switch, radiator, smoke detector and apartment security door entry system with intercom. Doors lead to the lounge, bedroom, shower room and storage.

Living room
A bright and spacious living area featuring double-glazed French doors opening directly onto the communal gardens and patio, creating a seamless connection to the outdoor space. There is ample room for both lounge and dining furniture. The room benefits from two ceiling light fittings, TV and telephone points, raised electric power sockets, and a radiator. A partially glazed door provides access to the kitchen.

Kitchen
A stylish and contemporary kitchen fitted with a range of modern grey base units and drawers, complemented by matching work surfaces and copper-effect handles for a sleek, elegant finish. The kitchen features a stainless steel sink and drainer with a mono-lever mixer tap, an integrated fridge/freezer, a waist-height NEFF electric oven, an integrated NEFF microwave, and a four-ring ceramic hob with an extractor hood above. Additional features include under-cabinet lighting, ample power points, and a central ceiling light. There is also space for a small dining table or additional storage, providing flexibility to suit your needs.

Bedroom
A spacious double bedroom featuring a walk-in wardrobe, providing excellent storage and organisation. A large double-glazed window fills the room with natural light, creating a bright and comfortable space. Additional features include a radiator, TV and telephone points, a ceiling light, fitted carpets, raised electric power sockets, and a 24-hour emergency response pull cord for added peace of mind.

Shower Room
A modern, partially tiled shower room fitted with a contemporary suite comprising a level access walk in shower with an adjustable shower head and grab rail, a WC, and a vanity unit incorporating a wash hand basin with useful cupboard storage and a mirror above. Further features include a heated chrome towel rail, tiled flooring, and a 24-hour emergency response pull cord.

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 Bistro
- 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. To find out more about service charges please contact your Property Consultant or Estates Manager.

The ANNUAL SERVICE CHARGE is £11,739.10 for the financial year ending 28/02/2027.

Car Parking
Car parking may be available by separate negotiation.

Leasehold Information
Lease: 999 year from 1st January 2022
Ground rent: £435 per annum
Ground rent review: 1st 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

