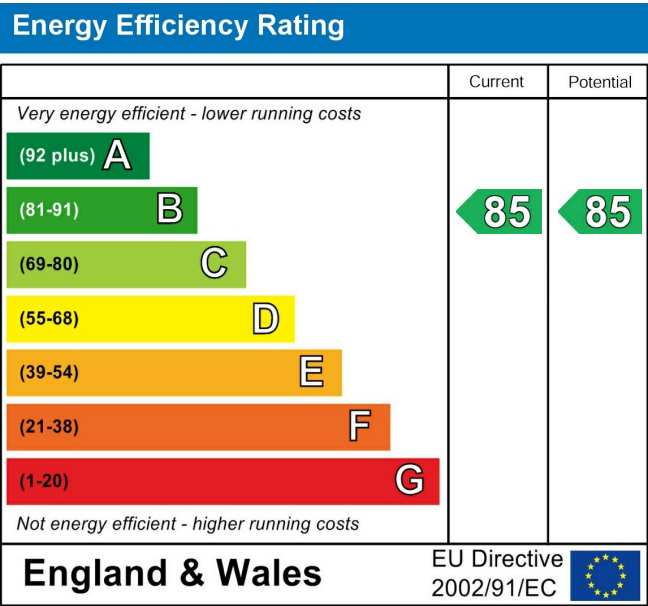
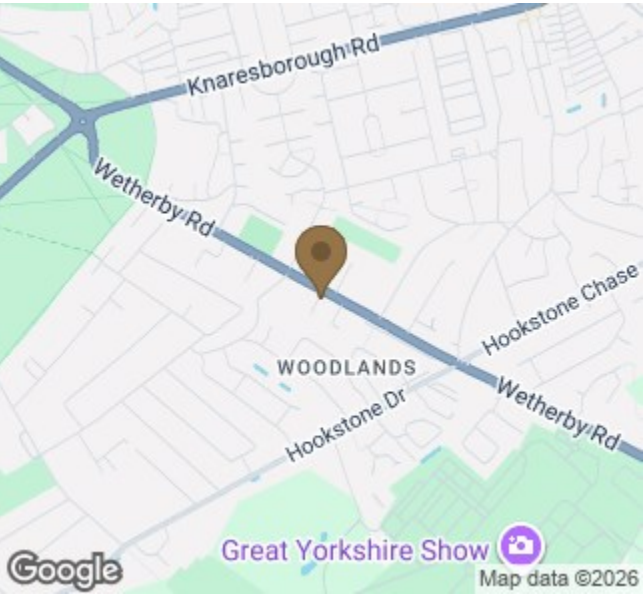
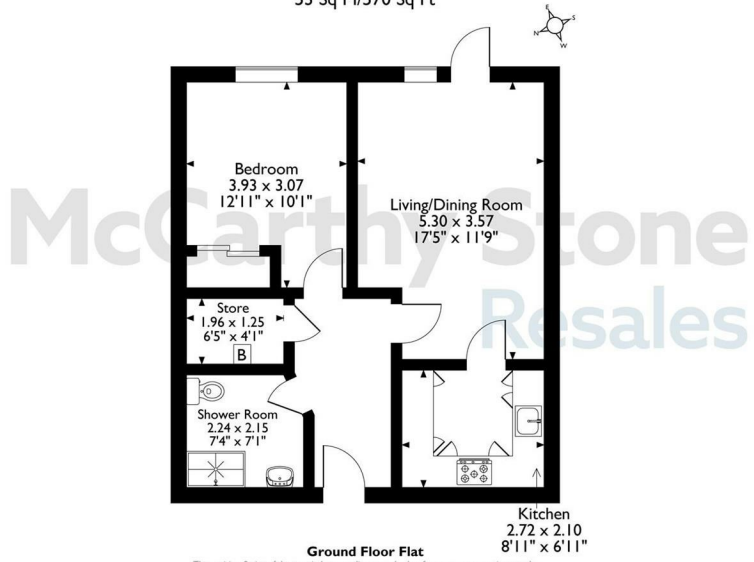


7 Matcham Grange, 42, Wetherby Road, Harrogate
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



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



7 Matcham Grange

Wetherby Road, Harrogate, HG2 7BU

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 7 Matcham Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £259,000
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
- 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
- Energy efficient design
- Part-exchange option available

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

7 Matcham Grange, Harrogate

 1 |  1 | Asking price £259,000

- 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 that can assist with service charges or living costs.
 - 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, built by McCarthy Stone and opened in May 2022, is a thoughtfully designed development offering assisted retirement living exclusively for those aged 70 and over. Ideally located close to Harrogate Stray, the development is well connected by nearby bus routes, providing easy access to surrounding areas and local amenities.

While offering the privacy and comfort of your own self-contained apartment, Matcham Grange also encourages a vibrant and sociable lifestyle. The homeowners' lounge provides a welcoming space to relax, meet friends, or take part in a variety of activities and events organised by fellow residents and the Estate Management team. It's also an ideal setting for hosting family and friends on special occasions.

The on-site table-service restaurant is open daily, serving freshly prepared, nutritious breakfasts and lunches at subsidised prices for homeowners and their guests. Special dietary requirements can be catered for with ease.

Residents also benefit from beautifully landscaped gardens, perfect for enjoying the outdoors, and a comfortable guest suite for visiting friends and family (available at £25 per night).

For complete peace of mind, the development offers the reassurance of an Estate Manager on-site, along with a comprehensive 24-hour emergency call system, accessible via personal pendant alarms and strategically placed call points in the bedroom, bathroom, and hallway.

Entrance Hall
The front door, fitted with a spy hole, opens into a welcoming entrance hall complete with newly fitted carpets, where the 24-hour emergency response pull cord system is conveniently located. From the hallway, there is access to a spacious walk-in storage/utility room, as well as an illuminated bathroom light switch, radiator, smoke detector, and a secure apartment door entry system with intercom. Doors from the hall lead to the lounge, bedroom, and shower room.

Living room
A bright and spacious dual-aspect room, featuring UPVC double-glazed window to the side and French doors opening directly onto the communal gardens and patio area, ideal for enjoying the outdoors. The room is fitted with full-length curtains and benefits from newly fitted carpets with ample space for a dining area. Additional features include two ceiling lights, TV and telephone points, raised electric power sockets, and a radiator for comfort. A partially glazed door provides access to the kitchen.

Kitchen
A spacious and fully fitted kitchen, featuring a comprehensive range of wall and base units with drawers and matching roll-top work surfaces with a sink and drainer unit with mono-lever tap. Appliances include an integrated fridge/freezer, waist-height NEFF electric oven, NEFF ceramic hob with extractor hood, and a built-in NEFF microwave. Additional features include vinyl flooring, under-counter lighting, multiple power points, and a central ceiling light, creating a well-lit and practical cooking space.

Bedroom
A spacious double bedroom featuring a large walk-in wardrobe, providing excellent storage. A UPVC double-glazed window with fitted blinds and full-length curtains allows for plenty of natural light. The room includes a radiator, TV and telephone points, ceiling light, newly fitted carpets, and raised electric power sockets for ease of use. For added peace of mind, a 24-hour emergency response pull cord is also installed.

Shower Room
A stylish, partially tiled shower room fitted with a modern level-access walk-in shower, complete with an adjustable shower head and hand rail for added safety. The suite also includes a WC and a vanity unit with inset sink, cupboard storage, and a mirror above. Additional features include a heated chrome towel rail, tiled flooring, and a 24-hour emergency response pull cord for peace of mind.

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

Service charge: £11,739.10 per annum (for financial year ending 28/02/2027)

Car Parking
Car parking may be available by separate negotiation.

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

