



Flat 1, The Adelphi Cold Bath Road, Harrogate
£120,000



A unique opportunity to purchase a sunny ground floor apartment within The Adelphi, enjoying easy access to the gardens and car park and the excellent amenities of Cold Bath Road.

This well-presented apartment provides spacious accommodation comprising a sitting and dining room with glazed doors leading to the south side of the building and a private outdoor sitting area, a well-equipped kitchen, double bedroom with fitted wardrobes and a modern shower room. The apartment enjoys sunshine from midday onwards in every room, with the patio providing an ideal spot for sunbathing and al fresco dining.

OUTSIDE The Adelphi benefits from very well-maintained communal gardens for the enjoyment of all residents. An adjacent car park provides ample residents' and visitors' parking.

FACILITIES Formerly The Adelphi Hotel, the building was converted by McCarthy & Stone in 1996 to provide retirement accommodation. Facilities include a resident house manager, lift, on-site laundry, guest facilities and a residents' lounge. The property is superbly located within a few yards of a bus stop and directly opposite a variety of shops including a mini supermarket and pharmacy. Harrogate town centre is approximately one mile away.

TENURE Long leasehold.

The property is understood to be held on a 125-year lease from 1st May 1996. The service charge is currently £1,832 per six months. The ground rent is £259 per six months. All lease details should be verified by the purchaser's legal adviser.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: D



ACCOMMODATION GROUND FLOOR

RECEPTION HALL

A welcoming reception hall with a large storage cupboard.

SITTING / DINING ROOM

A spacious reception room with sitting and dining areas and glazed door to the south side of the building, providing a private entrance and direct access to the garden, car park and outdoor sitting area. Feature fireplace with electric fire.

KITCHEN

A well-equipped fitted kitchen with a range of wall and base units. Appliances include an electric hob, integrated oven and warming drawer, fridge/freezer, dishwasher and space for a concealed washing machine.

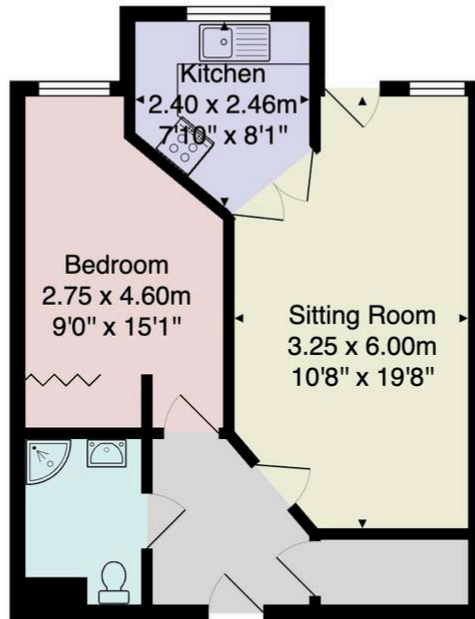
BEDROOM

A double bedroom with south-facing window and fitted wardrobes with mirrored sliding doors.

SHOWER ROOM

A modern white suite comprising WC, basin set within a vanity unit and a large walk-in shower. Tiled walls and heated towel rail.





Total Area: 46.0 m² ... 495 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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