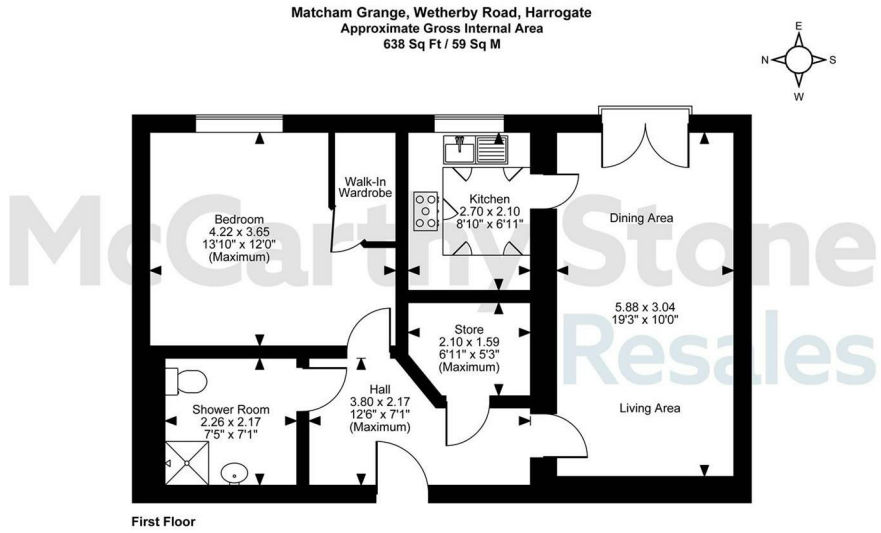
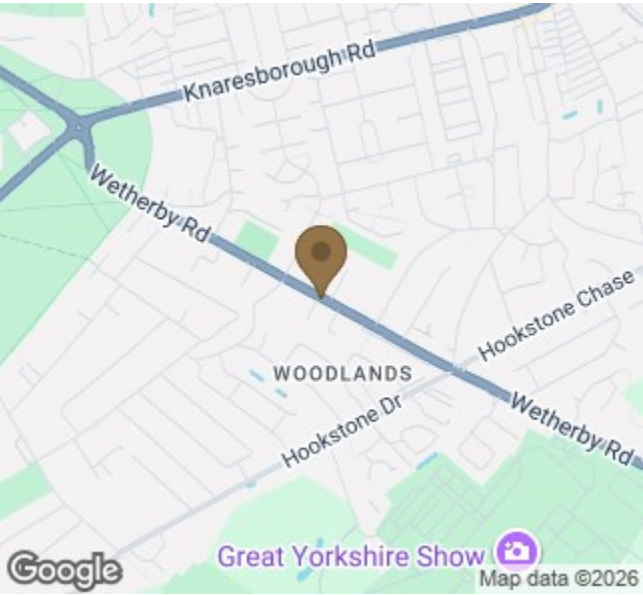




FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8626018/CHC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



23 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 23 Matcham Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £199,000
Leasehold

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

Why you'll love living here:

- First Floor apartment with aspect over 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
- Part-exchange available

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

23 Matcham Grange, Harrogate

 1 |  1 | Asking price £199,000

Development Overview

Matcham Grange is a welcoming retirement development in Harrogate, designed to offer comfortable, low-maintenance living in a friendly and secure setting. Residents can enjoy a range of communal facilities, including comfortable shared spaces and a complimentary launderette, with lifts providing easy access throughout the development. Ideally located for local amenities and transport links, Matcham Grange offers an attractive lifestyle for those looking to enjoy independent retirement living with the reassurance of a purpose-built community.

Apartment Overview

This spacious east-facing one-bedroom retirement apartment is situated on the first floor of Matcham Grange and offers bright, comfortable accommodation in a particularly convenient position within the development. Located close to the lifts and complimentary launderette, the apartment is well placed for easy access to the communal facilities.

The accommodation is well presented throughout and has been professionally cleaned, allowing a new owner to move in with minimal fuss. The east-facing aspect provides pleasant natural light, while the generous living space offers plenty of flexibility for both relaxing and entertaining.

Offered unoccupied and with no onward chain, the apartment is ready for its next owner to enjoy. It provides an excellent opportunity for anyone looking for a comfortable, low-maintenance retirement home within the welcoming community at Matcham Grange.

Care & Support

The personal care services available at Matcham Grange can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

The Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Matcham Grange serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £11,739.10 per annum (up to financial year end 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

Lease length: 999 year from 2022

Ground rent: £435 per annum

Ground rent review: January 2037

Managed by: Your Life Management Services.

Pet Friendly.

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.

