





48 Matcham Grange, 42 Wetherby Road

£225,000 Offers Over

VERITY FREARSON

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A spacious and beautifully presented one-bedroom second-floor apartment forming part of Matcham Grange, a prestigious assisted retirement development completed in 2022 exclusively for those aged 60 and over. Designed to support independent living with additional help available when required, the development provides an excellent range of facilities, 24-hour on-site care staff and a genuine sense of community.

Matcham Grange occupies a convenient position on Wetherby Road, within easy reach of local shops, amenities and regular bus services into Harrogate town centre. The Stray and a wider selection of shops, cafés and restaurants are also readily accessible.

Matcham Grange has been thoughtfully designed to offer residents independence, companionship and added peace of mind. Facilities include a stylish Homeowners' Lounge and an on-site table-service bistro serving daily subsidised meals, providing the option to dine without having to cook. An on-site Estate Manager, CQC-registered care staff available 24 hours a day and an emergency call system offer further reassurance.

One hour of domestic support each week is included within the service charge. Additional personal care and assistance can be arranged at an extra cost from as little as 15 minutes per session, allowing the level of support to be tailored as individual needs change.

A Guest Suite is available for visiting family and friends at a charge of £25 per night. Residents may also use guest suites at other McCarthy Stone developments nationwide, subject to availability.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

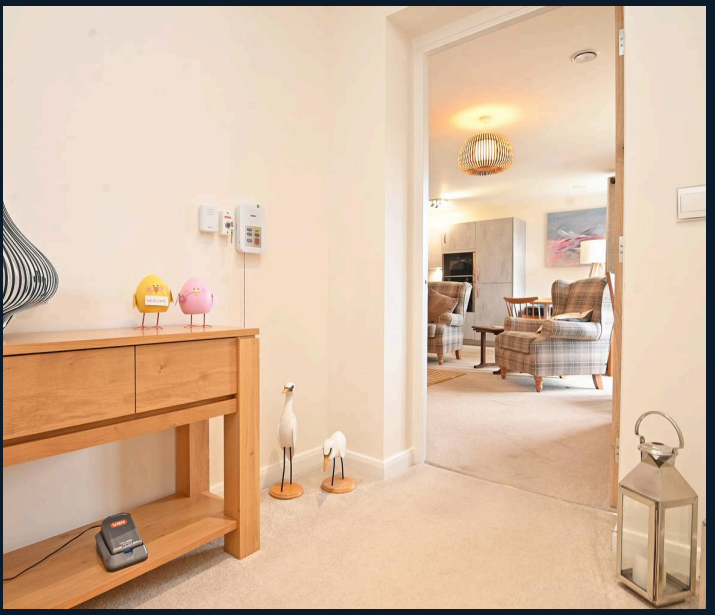
EPC Environmental Impact Rating: B



The apartment opens into a spacious entrance hall with a useful storage cupboard. A particular feature is the impressive open-plan living, dining and kitchen space, which is notably generous for a one-bedroom property and provides clearly defined areas for relaxing and dining. Two windows and French doors opening onto a Juliet balcony allow plenty of natural light into the room while enjoying elevated views across the landscaped communal gardens. The fitted kitchen includes an excellent range of units and integrated appliances, with wood-effect flooring creating a practical distinction from the carpeted living area.

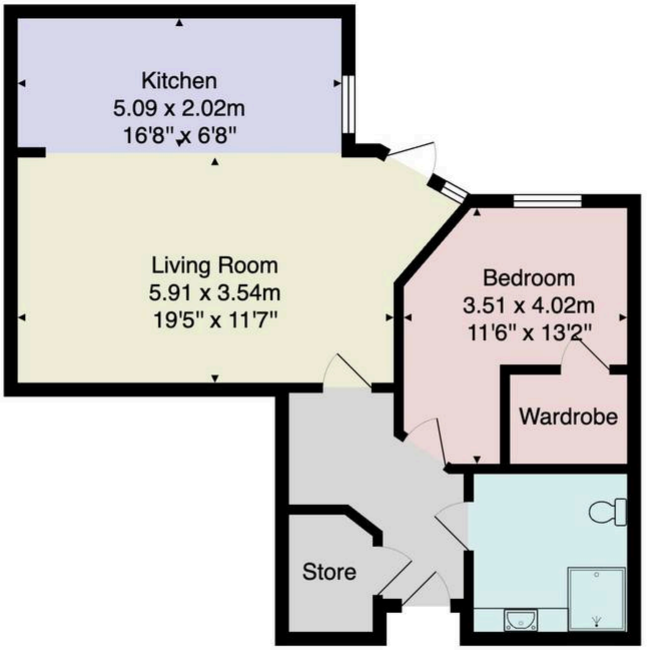


There is a generous double bedroom with a walk-in wardrobe, together with a modern, fully tiled wet room featuring an accessible walk-in shower, fitted grab rails, WC and washbasin with storage beneath. Outside, the development is surrounded by beautifully landscaped communal gardens with level pathways, established planting, lawned areas, paved seating terraces and a covered gazebo. The apartment also benefits from its own allocated parking space.



The annual service charge is £11,739.10 for the financial year ending 28 February 2027. This includes the Estate Manager, 24-hour on-site care staff, one hour of weekly domestic support, buildings insurance, water rates, external window cleaning, upkeep of the communal areas and gardens, operation of the bistro, the emergency call system and contributions towards future maintenance and redecoration. Council Tax, electricity used within the apartment and a television licence are not included.

The property is leasehold with a 999-year lease from 1 January 2022. Ground rent is £435 per annum, with the next review due on 1 January 2037. The development is managed by Your Life Management Services and is pet-friendly, subject to the terms of the lease.



Total Area: 62.4 m² ... 672 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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