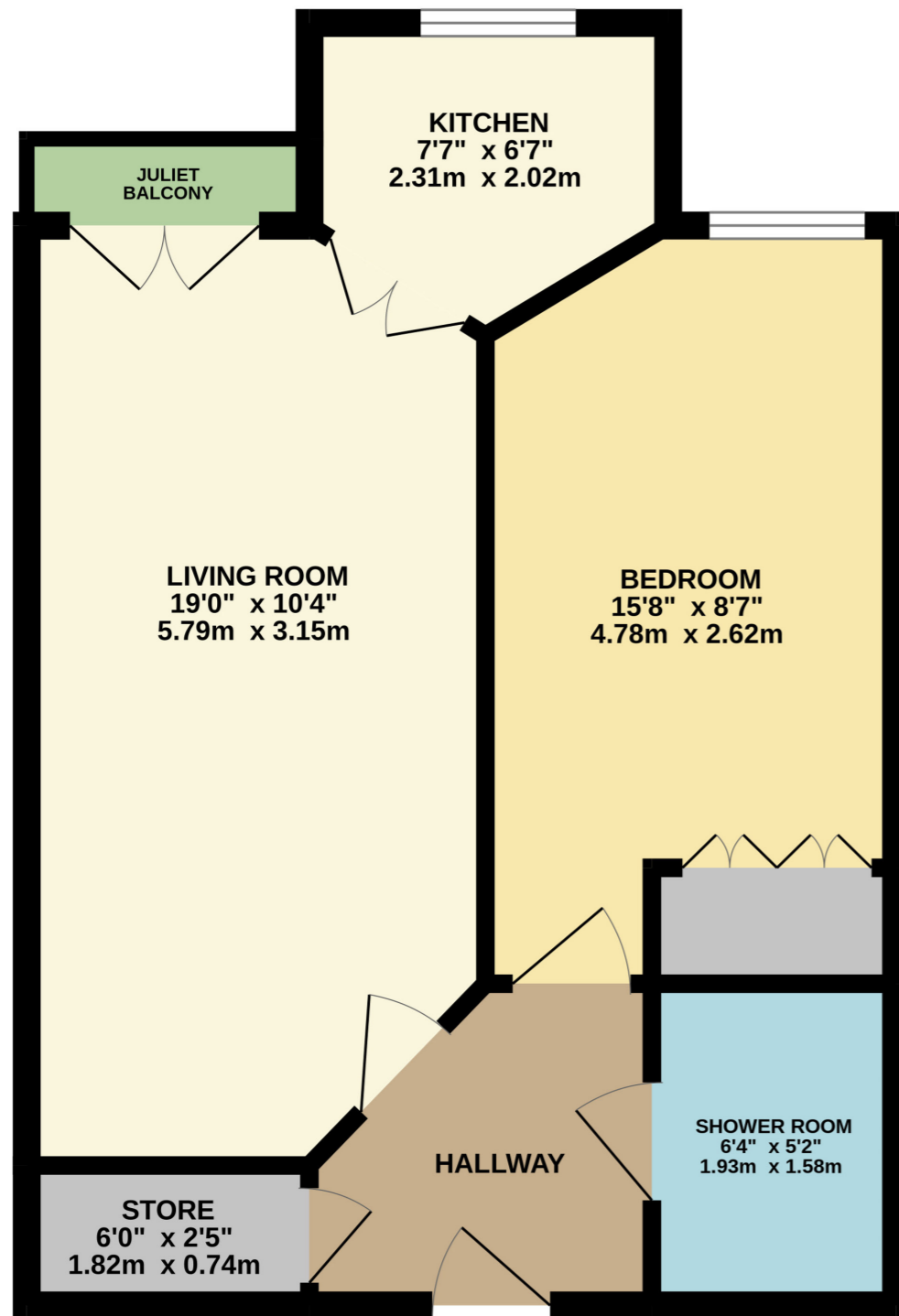


GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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43 THE ADELPHI
COLD BATH ROAD, HARROGATE

£95,000
CHAIN FREE

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An extremely well presented one bedroom, second floor retirement apartment within this popular and prestigious McCarthy & Stone development. For sale with no onward chain and situated on Cold Bath Road with its excellent facilities, shops and services. Having the benefit of an outlook over the communal gardens and towards Harrogate and being within easy walking distance of the town centre and the Valley Gardens.

The Adelphi benefits from lift and staircase to all floors, a maintained communal living room, house managers office and visitor bedroom.

The accommodation in brief comprises: Entrance hall, sitting room with Juliet balcony, dining area, fitted kitchen, double bedroom, large shower room and store room.

Outside there is ample residents and visitor parking, along with beautifully kept communal gardens.

1 Bedroom

1 Reception Room

1 Bathroom

Council Tax: C

Energy Rating: TBC

Tenure: Leasehold

Agent's Note

The tenure of the property is leasehold with the remainder of a 125 year lease, from 1989.

There is an annual service charge of £2,589.36 and an annual ground rent of £518.34.

The main purchaser must be over 60.



DIRECTIONS - HG2 0NT

From Harrogate take Parliament Street and turn left at the traffic lights onto Crescent Road. Take the first right onto Montpellier Road and go straight on at the roundabout onto Cold Bath Road. Continue and The Adelphi is on the right.

APPROXIMATE DISTANCES

Town Centre	0.4 miles
Railway Station	0.6 miles
Bus Route	10 metres
Airport	11.9 miles