



1 Bedroom Apartment with lift

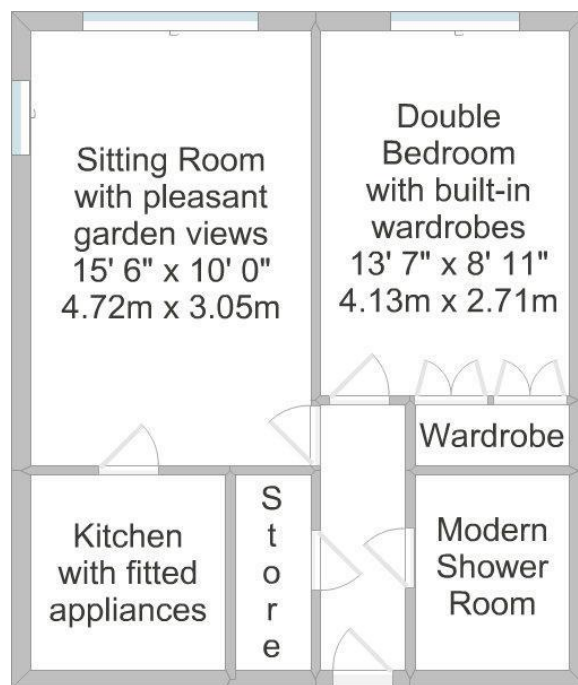
Offers around £125,000

18 The Adelphi

Harrogate, HG2 0NT



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The Adelphi is a landmark retirement development, popular because of its very convenient location and for the high standard of accommodation available in this historic building.

Enter through the grand front entrance of what was once The Adelphi Hotel, and you will find a large and comfortable residents' lounge, with large windows offering views out to the gardens.

Take the lift to the first floor, and into No. 18. A light and airy sitting room awaits, newly carpeted and redecorated, with windows to two sides providing nice views of the gardens and over the rooftops towards town. There is a modern electric heater to ensure warmth. The kitchen is practical and of a manageable size, and has the advantage of an eye-level oven and a built-in electric hob. There is one double bedroom, again newly painted and with new carpets, and with useful built-in wardrobe and pleasant rooftop views towards town. A modern shower room is next, with a large walk-in shower cubicle and a shower seat. A stylish vanity unit and some shelving provide ample storage. The hallway contains the secure entry phone that lets visitors enter the building and also has a large storage cupboard with space for hanging coats, several shelves, and room for larger items.

18 The Adelphi is an attractive and safe environment in which to enjoy later life, with some lovely amenities on the doorstep, and within a short distance of all that Harrogate has to offer.

Surroundings

The Adelphi is located on Cold Bath Road, about half a mile from Harrogate town centre. There are a wide variety of shops, services, cafes and restaurants in the immediate area, and an array of further shopping is available in town, which is a fairly short walk across Harrogate's famous Stray parkland. Very close by is the entrance to the elegant Valley Gardens, which lead up into The Pine Woods and on into open countryside at Birk Crag. The cities of York, Leeds, Bradford and Ripon are all around 20 miles by road, and Leeds Bradford International Airport is 12 miles.

Services

The property is connected to mains water, drainage and electricity. A House Manager is in residence, and there is additionally a round-the-clock service in case of emergency. A guest suite is available for hire on the ground floor. A secure entry system is in operation. Ground rent is £155 per annum. There is a private car park to the side of the property. The Number 6 bus service stops directly outside the building and travels between the Harlow Hill area and the town centre. Agent's Note - Residents are welcome to keep small pets.

Directions

From Harrogate town centre take the A61 Station Parade to the junction with York Place, turn right at the lights and stay in the right hand lane. At the Prince of Wales roundabout take the second exit onto Otley Road. At the traffic lights outside Harrogate Grammar School turn right onto Cold Bath Road. As you approach the pedestrian crossing outside the Post Office the turning for the car park is on your left. A member of our staff will be waiting to meet you there.

Energy Efficiency Rating: B

Tenure: Leasehold

Council Tax Banding: C - £1405 p.a.

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