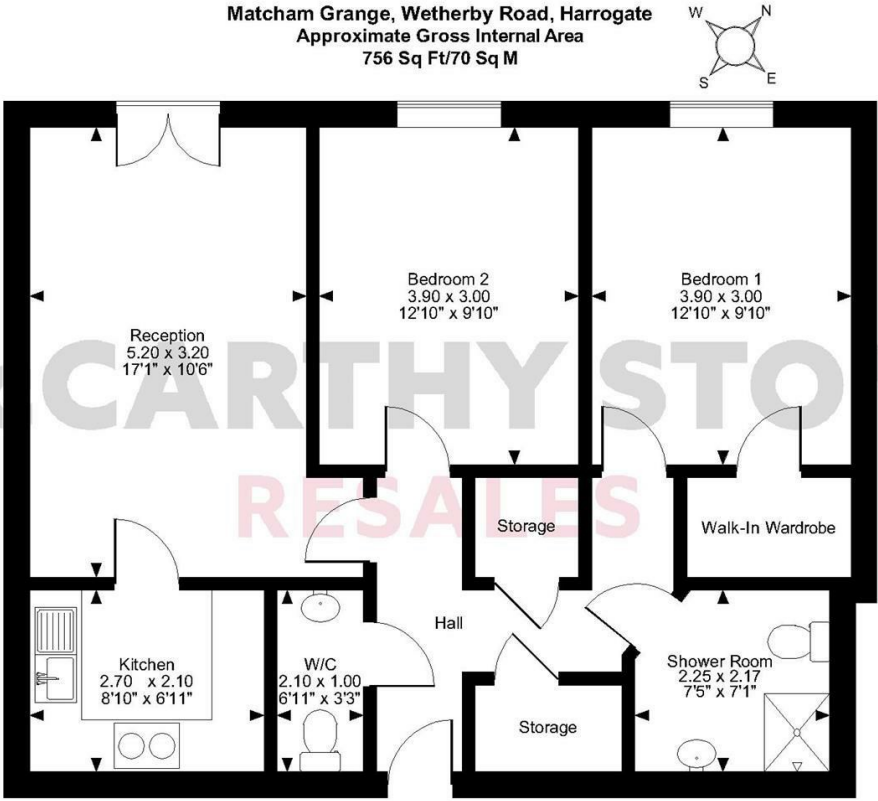


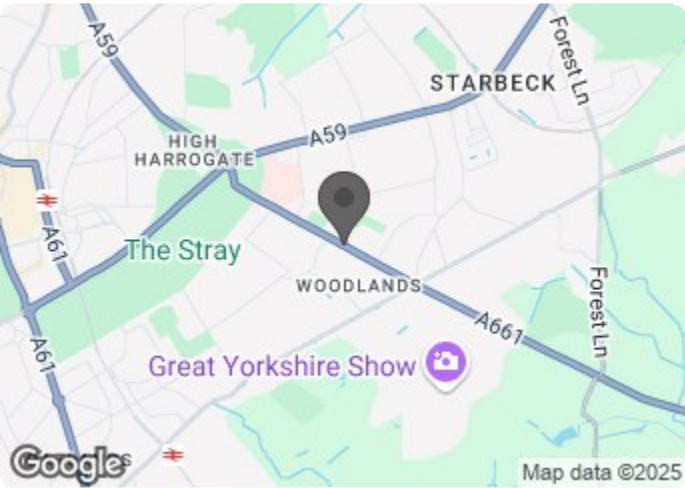
33 Matcham Grange

Wetherby Road, Harrogate, HG2 7BU



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The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



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	



Asking price £375,000 Leasehold

A well presented, bright and spacious TWO BEDROOM retirement apartment, situated on the FIRST FLOOR. with aspect over communal gardens and PATIO. CQC registered CARE TEAM, BESPOKE CARE PACKAGES, ESTATE MANAGER and an ON-SITE BISTRO.

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



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# Matcham Grange, Wetherby Road, Harrogate

## Summary

Matcham Grange opened in May 2022, built by McCarthy Stone and designed specifically for assisted retirement living for the over 70's. Situated close to Harrogate stry and positioned on well connected bus routes to surrounding areas & amenities.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration. Open every day, our table service restaurant serves tasty and nutritious breakfast & lunches for our homeowners and their friends and family, at a subsidised price. All the food is freshly prepared and we can cater for special dietary requirements. Matcham Grange also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply at £25 per night). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in bedroom, bathroom and hall.

## Entrance Hall

Front door with spy hole leads to the entrance hall - the emergency response pull cord system is situated in the hall. From the hallway there are doors to two storage cupboards, illuminated bathroom lightswitch, radiator, smoke detector and apartment security door entry system with intercom. Doors lead to the lounge, two bedrooms, shower room and separate WC.



## Living room

Double opening UPVC double glazed French door leading to Juliet balcony. Ample space for dining. Two ceiling lights, TV and telephone points. Raised electric power sockets. Radiator. A partially glazed door leads into the kitchen.

## Kitchen

Spacious and fully fitted, with a range of wall and base units and drawers with matching roll top work surfaces. Sink and drainer unit and mono-lever tap. Integrated fridge/freezer, waist height NEFF electric oven and NEFF ceramic hob with extractor hood over and electric NEFF microwave. Vinyl flooring, under-counter lighting, power points and central ceiling light.

## Bedroom 1

Spacious double bedroom with large walk in wardrobe, UPVC double glazed window, radiator, TV and telephone points. Ceiling light, fitted carpets, raised electric power sockets and 24-hour emergency response pull cord.

## Bedroom 2

A good size second bedroom with UPVC double glazed window, radiator, ceiling light, fitted carpets, raised electric power sockets and 24-hour emergency response pull cord.

## Shower Room

Partially tiled and fitted with suite comprising of level walk-in shower with adjustable shower head and hand rail, WC, vanity unit with sink, cupboard storage and mirror above. Heated chrome towel rail, 24-hour emergency response pull cord and tiled flooring.

## Separate W/C

Partially tiled and fitted with suite comprising of WC, vanity unit with sink, 24-hour emergency response pull cord and tiled flooring.



# 2 bed | £375,000

## Service Charge Breakdown

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week
- Buildings insurance
- Water rates for communal areas and apartments
- Apartment window cleaning (outside only)
- Cleaning of all communal windows
- Running of the on-site restaurant
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be amended to suit your needs.

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

Service charge: £15,410.17 per annum (for financial year end 28/02/2026)

## Car Parking

A car parking space is included in the sale.

## Leasehold Information

Lease length: 999 year from 2022  
Ground rent: £510 per annum  
Ground rent review: January 2037  
Managed by: Your Life Management Services

## Additional Information & Services

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

