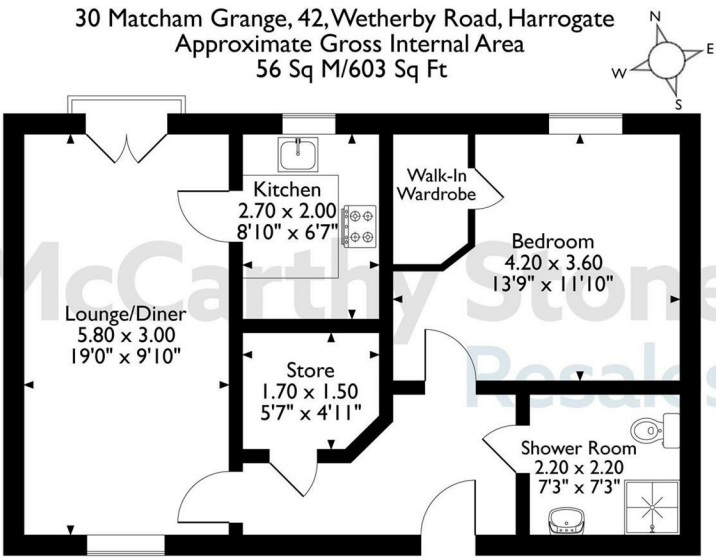
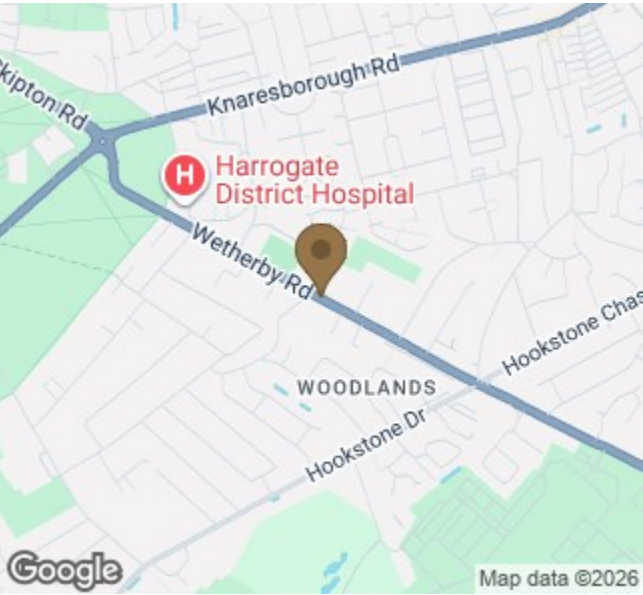




The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



30 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 30 Matcham Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £275,000
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

30 Matcham Grange, Harrogate

 1 |  1 | Asking price £275,000

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.

Summary

Matcham Grange opened in May 2022 and was built by McCarthy Stone for assisted retirement living for the over 70s. Ideally located close to Harrogate Stray, it offers excellent bus links to nearby amenities and surrounding areas.

The development includes a welcoming homeowners' lounge, landscaped gardens, a daily table service restaurant serving subsidised meals, and a guest suite for visitors at £25 per night.

For added peace of mind, there is an on-site Estate Manager and a 24-hour emergency call system via personal pendant alarm and call points in the apartment.

Entrance Hall

Front door with spy hole opens into the carpeted entrance hall, with emergency pull cord, radiator, smoke detector and secure door entry intercom system. The hall also provides access to a large storage cupboard with built-in shelving, as well as doors to the lounge, bedroom and shower room.

Living room

Fully carpeted, double opening UPVC double glazed French door with full length curtains 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 fully fitted kitchen with a range of wall and base units, drawers and matching roll-top work surfaces. Sink and drainer with mono-lever tap beneath a large UPVC double-glazed window with fitted roller blind.

Integrated appliances include fridge/freezer, waist-height NEFF electric oven, NEFF ceramic hob with extractor hood, and integrated NEFF microwave. Finished with vinyl flooring, under-counter lighting, power points and ceiling light.

Bedroom

Spacious double bedroom with walk in wardrobe, UPVC double glazed window with full length curtains, radiator, TV and telephone points. 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.

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 licence. To find out more about service charges please contact your Property Consultant or Estates Manager.

Annual Service Charge: £11,739.10 for financial year ending 28/02/2027.

Leasehold Information

Lease: 999 year from 1st Jan 2022

Ground rent: £435 per annum

Ground rent review: 1st Jan 2037

Managed by: Your Life Management Services.

Pet Friendly.

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