



- First floor apartment with views over communal gardens
- Assisted retirement living for the over 70's
- Designated parking
- Estate manager & staff on site 24 hours a day
- Subsidised onsite bistro & guest suite
- 24 hour emergency call system
- 1 hours domestic help per week
- Council tax Band D
- EPC rating B85

## Matcham Grange, Wetherby Road, Harrogate

A beautifully presented two bedroom, first floor apartment in a purpose built development by McCarthy & Stone, specifically designed for residents who are over 70. The development features an on site Bistro, large communal grounds, guest suite, on site estate manager, Domestic support and designated parking.

**£2,500 PCM**





### Private 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, electric heater and door entry system with intercom. Doors lead to the living room, two bedrooms, shower room and separate WC.

### Living room

17'0" x 10'5"

Double opening UPVC double glazed French door leading to Juliet balcony with views of the gardens, ample space for dining table, electric heater and partially glazed door leads into the kitchen.

### Kitchen

8'10" x 6'10"

Spacious and fully fitted, with a range of wall cupboards, base units and drawers with matching 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.

### Bedroom One

12'9" x 9'10"

Spacious double bedroom with large walk in wardrobe, UPVC double glazed window, electric heater and 24-hour emergency response pull cord.

### Bedroom Two

12'9" x 9'10"

A good size second bedroom with UPVC double glazed window, electric heater and 24-hour emergency response pull cord.

### Shower Room

7'4" x 7'1"

Partially tiled 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.

### WC

6'10" x 3'3"

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





### The following are included within the monthly rent

- 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
- 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

### Pets

Please note that this property accepts pets with permission of the management company.

### Please note

Water rates are included within the monthly rental.

### Agent Notes

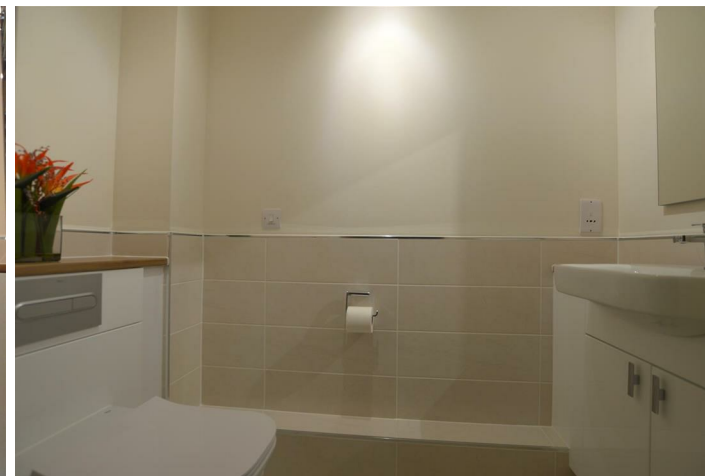
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

### Rental Procedure


1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

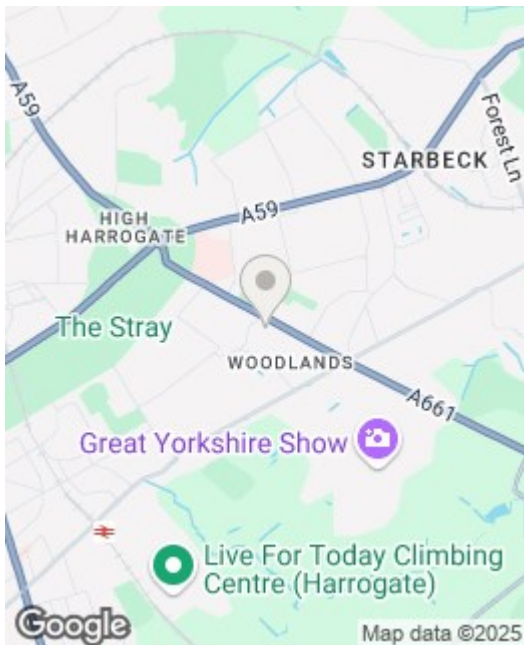
### Payments

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements