





## **Accommodation**

A recently constructed and stylishly presented ground floor apartment, located in Dawson Grange, a highly sought after development for the over 60's.

As well as the apartment revealing a modern and spacious interior, luxurious communal areas are also available, where residents can socialise, should they wish. There is also an on site manager and 24 hour emergency call system, for peace of mind. Visitor accommodation is also available (at a further cost), ideal for family visiting residents.

Centrally located, an array of shops and amenities are available close by (including a well stocked shop next door), whilst the 36 bus route is also readily available, with regular access to both Harrogate and Leeds.

The apartment is approached via a communal entrance hall, with camera entry system. The property itself offers an entrance hall with storage, open plan living room and a fully fitted kitchen with a stylish range of units and integrated appliances, double bedroom with views over the grounds and mirror fronted wardrobes, plus the stylish shower room, fitted with a white suite and chrome heated towel rail.

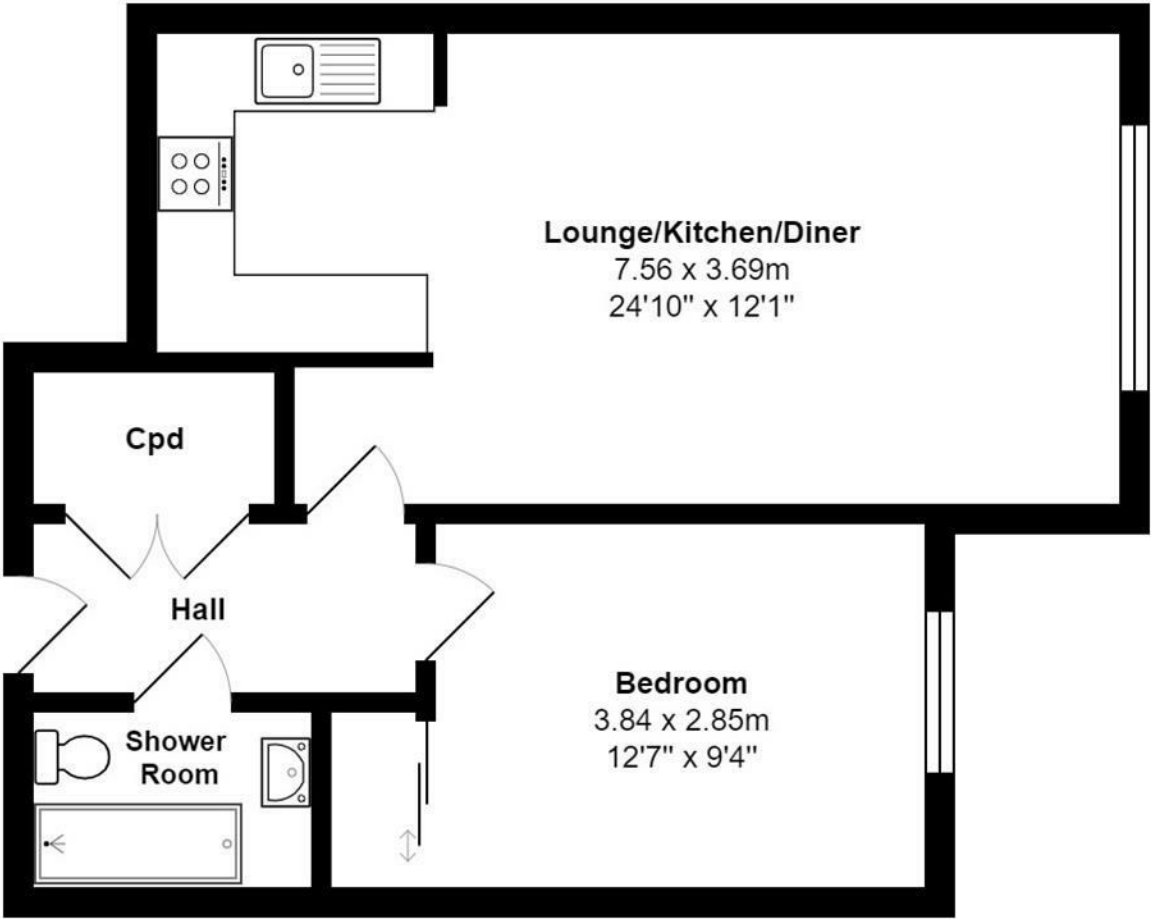
Externally the apartment is surrounded by well kept landscaped gardens, with numerous seating areas and parking is also available.

Offering luxury living, this McCarthy Stone development is highly desirable and a viewing is needed to appreciate the retirement lifestyle on offer.





Floorplan



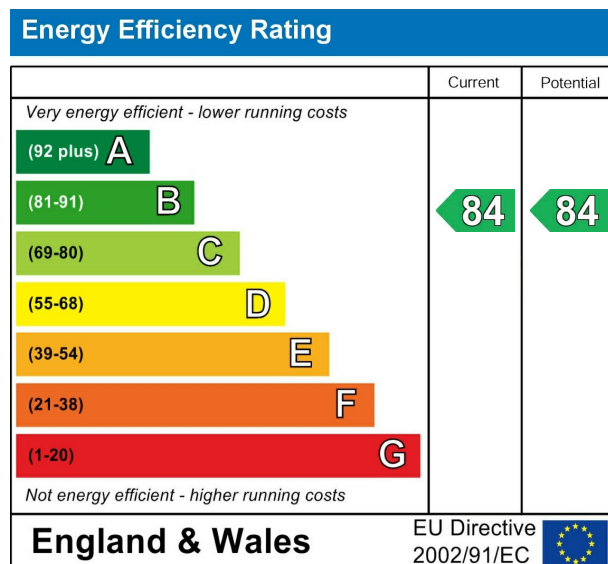


**Communal Areas**



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## EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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