

MATCHAM GRANGE

HARROGATE



Artist Impression

McCARTHY STONE
Life, well lived

CONTENTS

Harrogate
Matcham Grange
Development features
Property details

Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.

Welcome

Harrogate
Matcham Grange
Development features
Property details



**MODERN LIVING IN A
BUSTLING SPA TOWN**

There's so much to like about Harrogate. Friendly community atmosphere. Fantastic shopping. Tempting eateries. Rich in architecture. Exquisite Edwardian theatre. Convenient bus services. Direct train connections to Leeds, York and London. Close to Leeds Airport. The stunning Yorkshire Dales on its doorstep. With so much to offer, this buzzing Yorkshire town will leave you spoilt for choice.

**FIND YOUR HAPPY PLACE
IN HARROGATE.**

In a quiet area of this beautiful Victorian Spa town you'll find Matcham Grange, named after the architect Francis Matcham who created the town's majestic Royal Hall theatre. Designed with the over 70s in mind, the development is built to high standards and is an ideal place to live life well.



Harrogate
Matcham Grange
Development features
Property details



LIVE LIFE YOUR WAY.

Whatever you love doing in life, you'll find Matcham Grange is ideally located to help you take full advantage of Harrogate and the surrounding area.

For the weekly shop Sainsbury's, Morrisons and Waitrose are all close by. The nearby bus stop offers regular services that can whisk you to the town centre in less than 10 minutes.

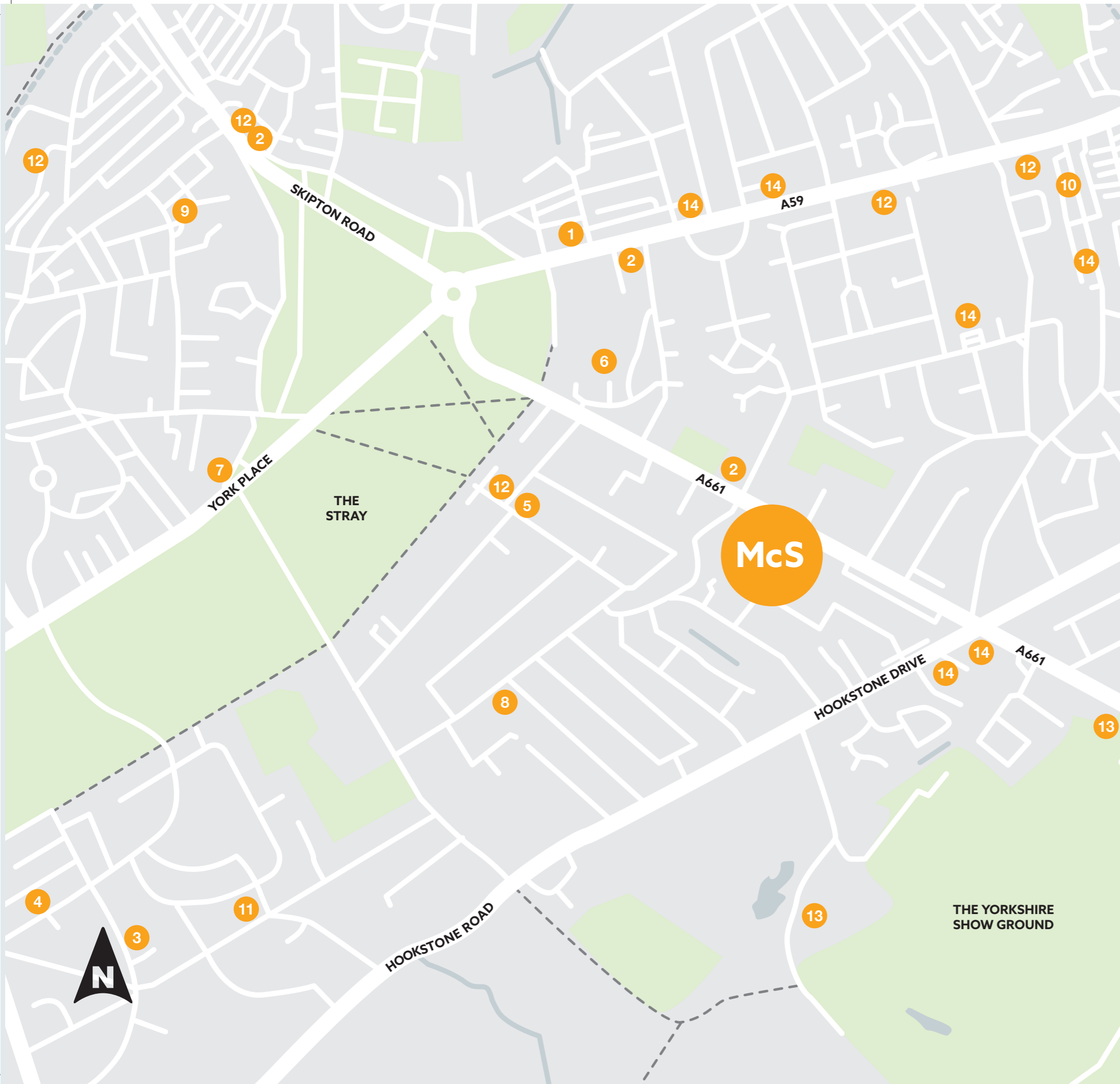
Harrogate is renowned for its eclectic mix of shops. Amongst its streets and shopping centres, you'll find familiar high-street names alongside stylish independents. Yorkshire's reputation for outstanding food and drink is reflected in the town's many eateries. There's plenty to tempt your tastebuds. A visit to the famous Bettys Café Tea Rooms is a must.

The town is proud of its history and culture. Amongst its many listed buildings is the Edwardian Royal Hall. This theatre is the jewel in Harrogate's crown. It's just one of several theatres offering a busy schedule of productions throughout the year.

To discover more about the area's spa history, visit the Royal Pump Room which also houses Europe's strongest sulphur well.

Harrogate is famed for its magnificent floral displays and well-kept parks and gardens. The town's centre is surrounded by 200-acres of green expanse known as The Stray which brings with it a spacious feel. There are a couple of beautiful gardens too, RHS Garden Harlow Carr and Valley Gardens. The latter has tennis courts and a bowling green. If you enjoy country shows, The Great Yorkshire Showground hosts agricultural events and a twice-yearly flower show.

Thanks to excellent bus, road and train connections heading further afield couldn't be easier. Leeds, York, Knaresborough and Ripon are within easy reach. If you adore the great outdoors, a short drive will take you to Nidderdale, an Area of Outstanding Natural Beauty. Alternatively, the wilderness and tranquillity of the Yorkshire Dales National Park is just 30 minutes away.



MATCHAM GRANGE

McS 42 Wetherby Road, Harrogate,
North Yorkshire HG2 7BU

MAP KEY.

- 1 Bakery
- 2 Bar
- 3 Bowling Green
- 4 Butchers
- 5 Café
- 6 Hospital
- 7 Hotel
- 8 Library
- 9 Medical Centre
- 10 Newsagents
- 11 Pharmacy
- 12 Shopping
- 13 Sports & Fitness Centre
- 14 Takeaway



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

Harrogate Matcham Grange Development features Property details

STYLISH DESIGN, INSIDE AND OUT

Surrounded by mature trees in a relaxed residential area of Harrogate is Matcham Grange. What immediately captures the eye is the simple elegance of the exterior. Its modern design is a complement to a town that takes pride in its buildings. What's less immediate is the shape of the development itself. The horseshoe shape shields the garden beyond, creating the ideal climate for plants and shrubs to thrive.

This thoughtful design continues into the entrance area. It offers a wonderful welcome to homeowners, friends and family members alike. You'll immediately feel at ease. From here you'll enter the communal lounge, the social hub of Matcham Grange.

As befitting a development named after the architect who designed the town's grandest theatre, it's where our thriving community can come together. From a quick catch-up to a lively gathering, it's a space where you want to spend time. Its relaxed atmosphere

is also ideal for pouring over a newspaper or immersing yourself in a good book. The lounge is also home to the bistro serving drinks, light snacks and a delicious seasonally inspired menu every day.

From the lounge you can access the development's immaculate garden. The seated patio space directly outside with its raised beds is ideal for chats over coffee. Follow the path to the centre of the garden and you'll find an elegant wooden pergola and more seating. It's the perfect spot for relaxing in the summer evenings.

As you stroll around the gardens, you can admire the rich tapestry of colours created by the trees, plants and shrubs. Not only is the garden a pleasure to look at, it's also effortless to enjoy. We look after all the outside spaces for you. Of course, if you have green fingers, you're welcome to use the potting shed specifically for homeowners where you can plant your own pots and containers.







MORE FEATURES.

BISTRO*

Ideal when you don't feel like cooking and a great place to dine with friends. The licensed bistro serves a variety of drinks, light bites, snacks and freshly prepared meals.

GUEST SUITE*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.

ON-SITE ESTATE MANAGER

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community. Staff are also on-site 24 hours a day.

DOMESTIC SUPPORT & ASSISTANCE*

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters. If needed there are flexible care packages.

PARKING*

Spaces are available for purchase.



*Additional charges apply. Subject to availability.



Harrogate
Matcham Grange
Development features
Property details

MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Matcham Grange is no exception.

Comprising 52 one and two bedroom properties, each apartment is exquisitely finished and comes with fitted flooring throughout.

HOW TO BUY.

When you purchase your apartment at Matcham Grange, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.

McCARTHY STONE





Harrogate
Matcham Grange
Development features
Property details



YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony or patio to all properties
- Walk-in wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*



KITCHEN

- Fitted kitchen with integrated NEFF appliances (ceramic hob, oven and microwave)
- Integrated BEKO fridge freezer
- Stainless steel cooker hood and glass splashback
- Anthracite composite sink
- Lever mixer taps



SHOWER ROOM

- Level access shower room with slip resistant flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Fitted mirror
- Integrated shaver socket
- Heated towel rail



HEATING AND FINISHES

- Electric panel heaters
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

- Door camera entry system which is linked to your own TV
- 24-hour emergency call system
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



“I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Matcham Grange, Harrogate.

CALL 0800 201 4106
**VISIT [MCCARTHYSTONE.CO.UK/
MATCHAM-GRANGE](https://www.mccarthystone.co.uk/matcham-grange)**

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October 2021



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/matcham-grange

McCARTHY STONE
Life, well lived

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