

S.4780

Northallerton
Estate
Agency 

37 ARDEN COURT

NORTHALLERTON DL6 1EW



**An Attractively Presented, Well Laid Out & Spacious 1-Bedroomed Apartment
in Purpose Built Block in Particularly Convenient Location**

- One Bedroomed Superior Apartment
- UPVC Sealed Unit DG – Night Store Heating
- Lift & Stair Lift to Second Floor
- Quality Fitted Kitchen & Shower Room
- Attractive, Communal Gardens & Drying Area
- Off Road Private Parking

Offers in the Region of £82,000

37 Arden Court, Northallerton DL6 1EW

SITUATION

Darlington	16 miles	Bedale	9 miles
A.1	8 miles	Thirsk	7 ½ miles
A.19	7 miles	Teesside	16 miles
York	30 miles	Catterick	10 miles
Yarm	13 miles	Ripon	16 miles
Richmond	14 miles		

(All distances are approximate)

Arden Court is situated, nicely set back from Brompton Road on the edge of the very popular and much sought after market town of Northallerton the County Town of North Yorkshire.

The property is nicely set back from the road that gives access to Brompton, the A.19 and local villages adjacent to the A.19 corridor. The property enjoys a convenient location within walking distance of all local amenities, Leisure Centre and the Friarage Hospital.

The property occupies a second floor position in this purpose built block and enjoys a nice degree of privacy with the block enjoying well maintained gardens, grounds, seating and drying areas together with off road designated private parking.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities and additionally the property is within easy travelling distance of the local village of Brompton which enjoys a further good range of local amenities.

This area of North Yorkshire is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally, via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

International Airports can be found at Durham Tees Valley (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area of North Yorkshire lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally, the property is within an hour of the Coast at Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is located approximately two miles away at Northallerton and is a renowned Hospital.

Shooting & Fishing – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

Racing – Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

Golf – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

Walking & Cycling – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

In and around Northallerton there are additional leisure activities including football, rugby, tennis and bowls clubs.

DESCRIPTION

37 Arden Court comprises a second floor superior one bedroomed apartment in this purpose-built block. Arden Court enjoys the benefit of lift and stair lift to second floor. The property enjoys an attractive outlook over the rear communal gardens and across to North End. Internally the block enjoys communal entrance with security access, opening out into communal entrance with good sized lounge to side, utilised for socialising throughout the whole block. There are stairs and lift up to first and second floors. The block enjoys the benefit of laundry rooms and externally there are useful drying areas.

In the property itself is a good sized sitting room enjoying a light and airy aspect with galley kitchen off which has been nicely fitted and enjoys a quality range of fixtures and fittings. The property enjoys a good sized double bedroom again with large window providing a high degree of natural light and the accommodation is completed with a quality fitted refurbished shower room having walk in shower.

The offering of **37 Arden Court** presents an all too rare opportunity for the discerning purchaser to acquire a one bedroomed apartment in an over 55's development which enjoys the flexibility as to level of support or independence and is ideally placed for access to the town centre, hospital and an excellent range of amenities. Early inspection recommended.

ACCOMMODATION

On the second floor the property is accessed off Hallway through quality panelled door into:

Entrance Hall
3.47m x 0.91m (11'5" x 3')

With an attic access. Ceiling light point. Coved ceiling. Wall mounted intercom telephone. Door through to:

Living Room
4.37m x 3.55m (14'4" x 11'8") max

Coved ceiling. Two wall light points. Wall mounted Night store convector heater. TV point. Telephone point. Large picture window enjoying attractive views out onto garden. Door to:

Boiler / Store Cupboard
1.34m x 0.88m (4'5" x 2'11")

With shelved storage topped with lagged cylinder with twin immersion heaters.

Archway from Living room gives access to:

Kitchen**2.18m x 1.80m (7'2" x 5'11")**

Attractively refurbished with quality range of beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Picture window to rear. Unit inset four ring Bosch schott ceran electric hob with brushed steel and glass Bosch oven beneath. Built in Bosch fridge freezer with unit matched doors to front. Bosch extractor over hob with inset extractor and light and unit matched pull out hood. Tiled splashbacks. Wall light point. Coved ceiling.

Off the Entrance Hall is access to:

Bedroom**5.33m x 2.64m (17'6" x 8'8")**

Coved ceiling. Two wall light points. Wall mounted electric convector heater. Good picture window with tilt and turn double glazing. Built in glass fronted double wardrobe with concertina glass doors to front. Hanging and storage within.

Shower Room**2.03m x 1.83m (6'8" x 6')**

Nicely refurbished by previous occupier with fully tiled walls. Sealed lino floor. Full wall length shower cubicle with twin sliding shower doors with Triton T100E electric shower. Wall mounted extractor. Concealed cistern WC with adjacent unit inset wash basin. Cupboard storage beneath. Wall mounted additional shelved cupboard storage over WC. Wall mounted spot track. Wall mounted shaver mirror. Wall mounted electric towel rail.

GENERAL REMARKS & STIPULATIONS**VIEWING**

Strictly by appointment through the Agents – Northallerton Estate Agency – Tel: (01609)771959.

SERVICES

Mains Water, Electricity and Drainage. Electric heating.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977

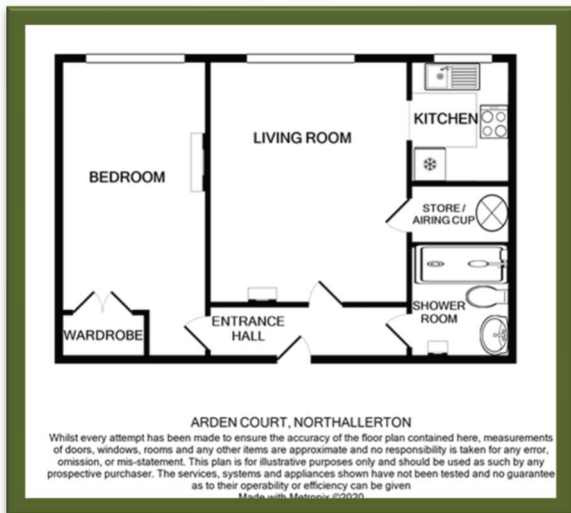
COUNCIL TAX BAND

The Council Tax will be payable by the Tenant. We are verbally informed by Hambleton District Council that the Council Tax Band is **B**. The current annual charge is **£1479.18**.

MANAGEMENT & GROUND RENT CHARGES

Ground Rent: **£245.00** paid half yearly.

Maintenance Charges: **£2208** per annum. Paid half yearly at the rate of **£1104.00**.



COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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