

S.4827

**7 ARDEN COURT  
NORTHALLERTON DL6 1EW**



**A Particularly Well Presented, Well Laid Out & Spacious Immaculately Appointed One Bedroomed Ground Floor Apartment in Purpose Built Block in Particularly Convenient Location**

- 1 Bedroomed Superbly Appointed Apartment
- UPVC Sealed Unit Double Glazing
- Intelligent Electric Heating
- Double Glazed Patio Doors to Rear
- Quality Fitted Kitchen & Shower Room
- Attractive Communal Gardens & Drying Area

**Offers in the Region of £110,000**

# 7 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 ground 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 Teesside (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.

**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.

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

## DESCRIPTION

The property comprises a particularly well laid out and spacious, immaculately presented, superior one double bedroomed ground floor retirement apartment in this purpose built block. The property enjoys a particularly outlook over the rear communal gardens and additionally has French doors out to an adjacent patio and seating areas with views onto the gardens.

Internally the block has communal entrance with security access opening out into communal hall way with good sized lounge to side utilised for socialising throughout the block. The block enjoys the benefit of laundry room and externally useful drying areas. The property itself enjoys the benefit of a particularly attractively presented good sized living room enjoying a light and airy aspect with French doors to the rear and galley kitchen off which has been nicely fitted and enjoys a range of quality fixtures and fittings. The property enjoys a good sized double bedroom with large window offering excellent natural light and views onto the garden. It enjoys a mix of fitted and built in bedroom furniture extending to wardrobes, set of drawers and bedside cabinet. The property is completed with a quality fitted shower room which is fully tiled and has a modern shower cubicle with low level easy access tray and a wall mounted electric Mira shower.

The offering of **7 Arden Court** presents the opportunity for the discerning purchaser to acquire a ground floor superior one bedroomed apartment in an over 55 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 particularly recommended.

## ACCOMMODATION

In through the communal access on the ground floor. Through hardwood door with brass door furniture leading into:

### Entrance Hall

**2.23m x 1.06m (7'4" x 3'6")**

Coved ceiling. Centre ceiling light point. Telephone intercom and call assist device. Door to side giving access into:

### Deep Airing Cupboard

**1.57m x 1.11m (5'2" x 3'8") max**

With a plinth mounted double element cylinder. Shelves below and to side. Hanging hooks. Light point.

Door through into:

### Living Room

**3.32m x 5.56m (10'11" x 18'3") max**

Coved ceiling. Two wall light points. Wall mounted intelligent electric Rointe electric heater. TV and BT Openreach points. Feature fireplace comprising tiled surround, mantel shelf and hearth with a hearth mounted electric fire. Full height UPVC sealed unit double glazed French door giving access out to flagged patio and garden. Useful tilt and turn window to side. Archway gives access through into:

Off the Hallway is access to:

**Kitchen****2.61m x 1.69m (8'7" x 5'7")**

Fully tiled to three walls and enjoying an attractive range of base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Space and point for fridge freezer. Zanussi double oven, grill and hob. Tiled splashback. Coved ceiling. Wall light point. Cawknecht extractor and light over cooker. Tilt and turn fully opening double glazed window.

**Double Bedroom****2.89m x 4.52m (9'6" x 14'10") plus recess**

Fully fitted with good range of white bedroom furniture comprising triple wardrobe, matching dressing table, two drawer bedside cabinet with additional built in mirror fronted deep wardrobe and store cupboard having hanging hooks and storage above. Wall mounted intelligent electric heater. Two wall light points. Coved ceiling. Overbed emergency pull. Full tilt and turn window overlooking the gardens.

**Shower Room****1.93m x 1.67m (6'4" x 5'6")**

Fully tiled walls with contrasting tiles dado rail. Modern shower cubicle with low level easy access tray. Shower boarded walls. Sliding full height access door. Mira shower. Fitted soap tray. Handle. Matching unit inset wash basin with cupboard storage beneath and mixer tap over. Mirror over with light above. Matching duoflush low level WC. Wall mounted electric heated towel rail. Wall mounted Dimplex electric heater. Useful wall mounted shelved store cupboard. Wall mounted Airflow extractor. Laminate floor.

**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

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- 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.
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- Any plans may not be to scale and are for identification purposes only.
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