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Northallerton Estate Agency

FLAT 15, 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**

One Bedroomed Superbly Appointed Apartment
UPVC Sealed Unit Double Glazing
Night Storage Heating

Patio Doors to Attractive Communal Gardens
Quality Fitted Kitchen & Shower Room
Very Accessible to Town Centre

Offers in the Region of £105,000

Flat 15, Arden Court, Northallerton DL6 1EW

SITUATION

Bedale	7 miles	A.1	7 miles
Darlington	15 miles	A.19	8 miles
Thirsk	7 miles	York	30 miles
Teesside	17 miles		

Arden Court is conveniently situated just off the High Street in the highly desirable much sought after and popular market town of Northallerton the County town of North Yorkshire.

The property is within very convenient walking distance of the Town Centre, close to a comprehensive range of local amenities, services and shopping. The town of Northallerton enjoys a full and comprehensive range of shopping together with twice weekly markets and additional market town shopping is available at Thirsk, Bedale and Richmond and major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 7 miles travelling of the town and offer access to all the major centres of commerce, locally and nationally and link into the main arterial roadway of the UK. The town is further complemented with an East Coast main line train station linking London to Edinburgh and bringing London within 2 ½ hours commuting time.

Additionally via the Transpennine line which calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

Northallerton lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, cycling and leisure activities can be found.

DESCRIPTION

The property comprises a particularly well laid out and spacious, immaculately presented superior one bedroomed ground floor retirement apartment in this purpose built block. It enjoys a nice outlook to front over communal gardens and across to the parking area and has a French door out giving access to small patio and seating area.

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. The property is completed with a quality fitted shower room which is fully tiled and has a modern full width shower cubicle with low level easy access tray and a wall mounted electric Mira shower.

The offering of **15 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 hardwood front door into:

Entrance Hall

0.96m x 3.25m (3'2" x 10'8")

Coved ceiling. Ceiling light point. Intercom. Access to airing and storage cupboard 3' x 5'5" with plinth mounted lagged cylinder with twin immersion heaters with useful shelved storage beneath and useful area to front. Light point.

Off the Entrance Hall is access to:

Living Room

5.51m x 3.07m (18'1" x 10'1")

With coved ceiling. Two wall light points. Central feature fireplace comprising stained and polished beech surround and mantel shelf. Cut marble hearth and backplate and hearth mounted living flame electric fire. Full height UPVC sealed unit double glazed patio doors out with window to side leading out to a small flagged seating area and communal gardens. BT Openreach point and high heat convector storage heater. TV point.

Archway through to:

Kitchen

2.25m x 2.08m (7'5" x 6'10")

Comprising an attractive range of light beech fronted base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Unit inset four ring Bosch ceramic electric hob with a brushed steel and glass Bosch oven and grill beneath. Space for under unit fridge and freezer. Attractive tiled splashbacks. Bosch extractor over hob. Coved ceiling. Light point. Double glazed window overlooking garden. Tile effect laminate floor.

Bedroom

2.66m x 4.37m (8'9" x 14'4") plus deep fitted triple wardrobe

with concertina doors. With two wall light points. Wall mounted electric night storage heater. Coved ceiling. Telephone point. Tilt and turn / fully opening.

Bathroom

2.13m x 1.62m (6'9" x 5'4")

Fully tiled walls with attractive tiled dado rail. Laminate floor. Coved ceiling. Full width step in shower cubicle with shower screen. Wall mounted Mira Advance ATL electric shower. Wall mounted Primeline extractor. Concealed cistern duoflush WC. Unit inset wash basin with cupboard storage beneath. Mirror to rear with spotlight over. Wall mounted chrome heated towel rail. Wall mounted electric convector heater.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment with Northallerton Estate Agency – Tel:
(01609) 771959

SERVICES

Mains Water, Electricity, Drainage and Telephone
connection.

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**.

TENURE

Long Leasehold.

We are verbally informed that the Purchaser of the property
must be aged 55+ and their Spouse must be 50+.

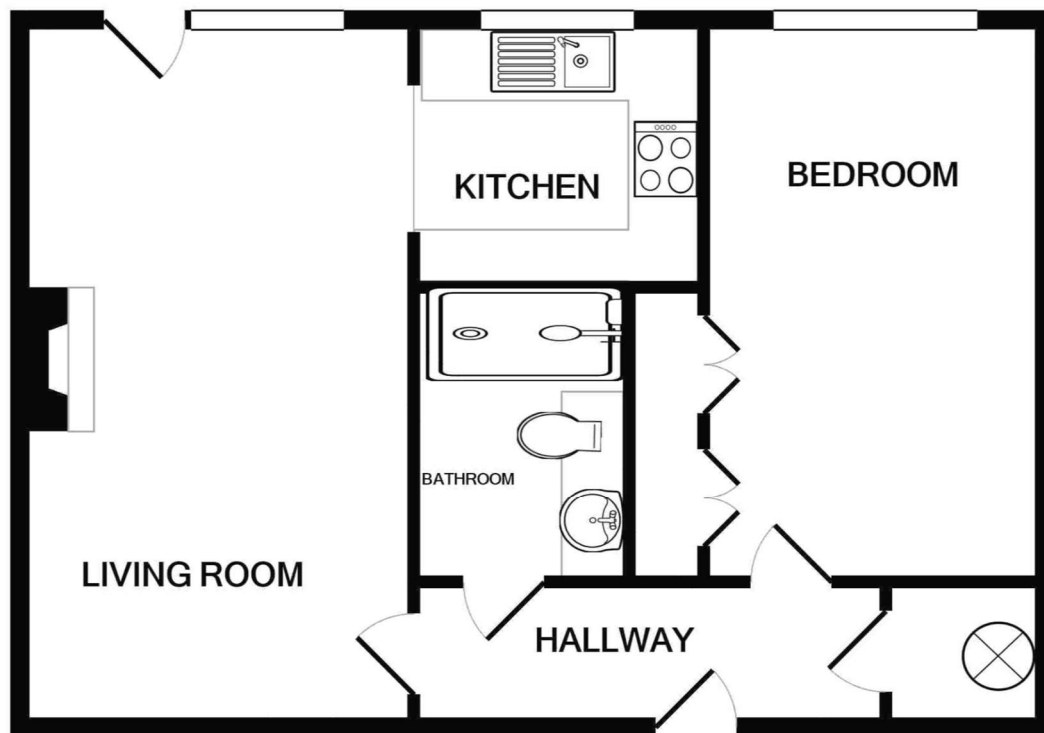
LOCAL AUTHORITY

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

COUNCIL TAX BAND

We are verbally informed that the Council Tax Band is D.





FLAT ARDEN COURT, NORTHALLERTON, NORTH YORKSHIRE.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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COMMITMENT

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- 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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