



CARVERS
SALES & LETTINGS

Lavender House, Ainderby Gardens
Northallerton, DL7 8GR
Offers in the region of £125,000

Apartment



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A modern two bedroomed first floor apartment with allocated parking space, situated in the popular Romanby area and within easy reach of Northallerton rail way station. The property benefits from electric heating and Upvc double glazing. The accommodation includes a reception hall with storage/airing cupboard, spacious open plan living room/kitchen with Juliette balcony. The kitchen area is fitted with a range of wall and base units, integrated oven, hob together with a breakfast bar. The master bedroom is a double room with built in wardrobe. Bedroom two is a single room and there is a bathroom fitted with a modern white suite with shower over the bath. Externally there is an allocated parking space and communal grounds. The apartment is ideally situated for anyone requiring easy access to Northallerton railway station. Vacant possession, no onward chain.



- Two bedroomed first floor apartment
- Master bedroom with built in wardrobe
- Open plan living room/kitchen with Juliet balcony
- Bathroom with shower over the bath
- Electric heating
- Upvc double glazing
- Allocated parking space
- Communal grounds/gardens
- Accessible to amenities and train station
- No onward chain

GENERAL INFORMATION

Tenure: Leasehold - 155yrs lease from 01/01/2004 Ground rent £160.00 per annum Service

Charge £1624.00 per annum

Services: Electric heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band B

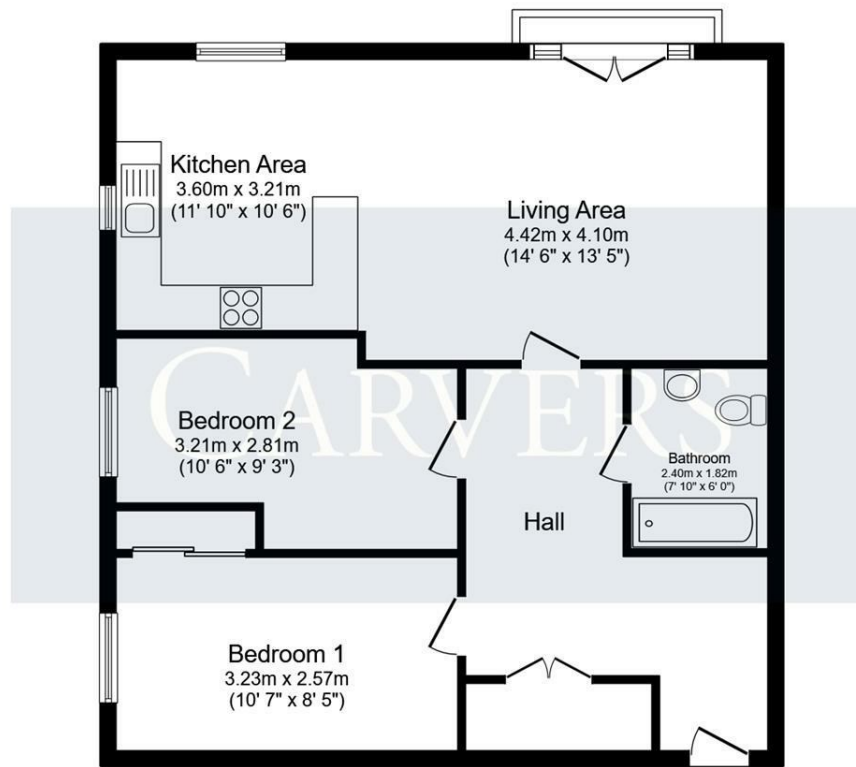
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Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and / or garage)





Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
635.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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