





\*\*\*LUXURY RETIREMENT APARTMENT\*\*\*MODERN CONTEMPORARY SURROUNDING\*\*\* Our luxury retirement apartments benefit from a full range of social and leisure facilities that allow you to live an independent life. The 2 bedroom apartments comprise lounge/dining area, kitchen, bedroom, bathroom & en-suite. The exclusive development is designed to a high specification to promote trouble-free living in a spacious, open plan environment. Regents Gate offers a wealth of facilities including lifestyle hub, wellbeing suite, library & IT suite, activities hub, treatment room, landscape gardens plus access to on-site hairdresser and bar & restaurant.

The market town of Northallerton is within walking distance with plenty to do in the local community and being surrounded by stunning scenery, rolling hills and rural villages. The town centre offers shops to cater for all of your typical living needs with a number of any eating and dining out places within close proximity.







#### GENERAL INFORMATION

Tenure: Leasehold  
 Services: central heating, mains electric, water and drainage.  
 Double glazing. All photos/drawings are for illustrative purposes only.  
 Local Authority: Hambleton District Council (Tax Banding C)  
 Please note the development is available for over 55's only

#### TENURE

The property is leasehold with 120 year lease from March 2021.  
 Zero Ground Rent  
 Service Charge: £34.84 per week

#### Disclaimer

Images shown are for guidance purposes only. Any furniture displayed is for guidance purposes only and will not be included in the apartments.

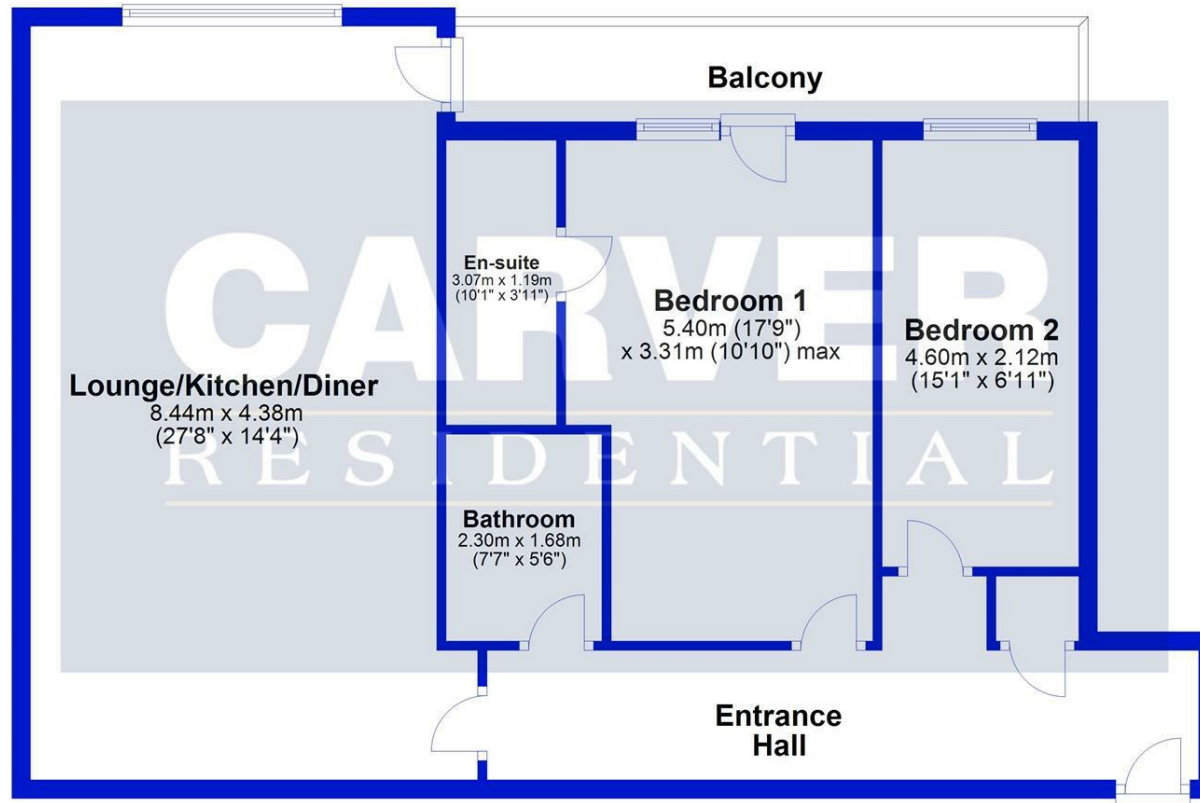
#### Other Charges

Admin Fee: Buyers please note a £750 admin fee is placed on all new builds explained in the legal process once the purchasing process starts

Exit Fee: For whatever reason, if you wish to leave Regents Gate there is an exit fee to support renewal and replacement of structural and other integral items in the building, as well as anticipated costs of upgrades and improvements to the development. The exit fee is 1% of the purchase price, increasing 1% each year and capped at 10% at 10 years, an administration fee of £750 and any outstanding weekly charges of the original purchase price upon leaving Regents Gate. Lifestyle Amenities Fee – there will be a small charge for the use of the Lifestyle hub but this will only be in place once the development is 75% occupied and will be decided with residents and choice of activities. Currently not in place

- EXCLUSIVE RETIREMENT LIVING
- ALLOCATED PARKING BAY
- WELLBEING SUITE
- ACTIVITIES HUB
- LANDSCAPE GARDENS
- 2 BEDROOMS
- LIFTS ACCESS TO ALL FLOORS
- LIBRARY & IT SUITE
- TREATMENT ROOM
- ON SITE HAIRDRESSER & BAR/RESTAURANT

## First Floor



For identification purposes only. Not to scale.  
Plan produced using PlanUp.

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

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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