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Applegarth Court  
Northallerton, DL7 8NT

**Offers in the region of £85,000**

Flat - Retirement  
1 Bedroom/s  
1 Bathroom/s



A one bedroomed first floor retirement apartment situated within a purpose built development with private residents parking, communal gardens and seating area's. The apartment benefits from an extended lease, Upvc double glazing and electric heating. The accommodation includes a reception hall with a large walk-in storage cupboard and airing cupboard. The spacious living room / dining room has a square bay window and there is an opening to the kitchen which is fitted with wall and base units and includes integrated oven, hob and fridge freezer. The bathroom is fitted with a shower cubical, sink and WC. The bedroom is a spacious double room. There are communal gardens, private residents parking. The property is sold with vacant possession and no onward chain.







- One bedroomed first floor retirement apartment with extended 152 yr lease
- Spacious living room / dining room
- Double bedroom
- Good storage space
- Extended lease of 152 yrs from March 2023
- Excellent location just off Northallerton High Street
- Fitted kitchen with integrated appliances
- Shower room / wc
- Electric heating and Upvc double glazing
- Private parking and No onward chain

#### GENERAL INFORMATION

Tenure: Leasehold 152 yrs from 9th March 2023 to 31st May 2177. The annual service charge £1,100

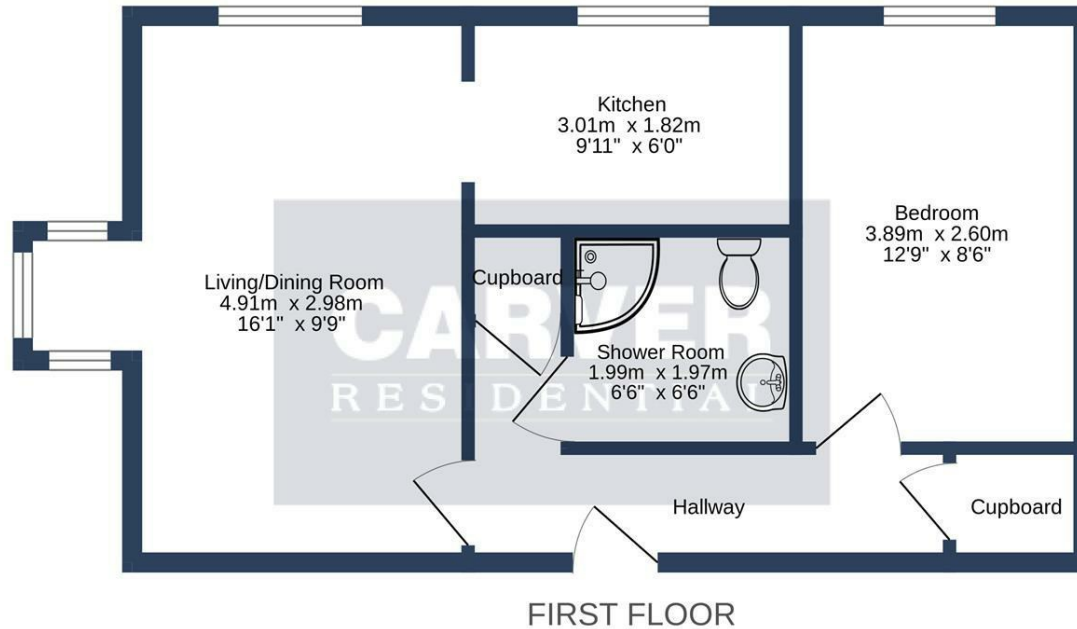
Services: Electric heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band B

The occupants of the property must be 55+ years old.

A permit is required to use the private car park



APPLEGARTH COURT, NORTHALLERTON. DL7 8NT.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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MAB 6202



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