



18 ARDEN COURT, NORTHALLERTON

OFFERS IN THE REGION OF £95,000



Northallerton
Estate Agency

Arden Court

Northallerton, DL6 1EW



THE PROPERTY COMPRISES AN IMMACULACY PRESENTED AND WELL LAID OUT 1 BEDROOM GROUND FLOOR OVER 60S RETIREMENT APARTMENT WITHIN AN IDEAL LOCATION CLOSE TO NORTHALLERTON HIGH STREET. THE COMPLEX IS DOG FRIENDLY AND HAS THE USE OF A DETACHED BUILDING WHICH IS USED FOR SCOOTER STORAGE AND HAS ELECTRIC CHARGING POINTS IN.

- GROUND FLOOR 1 BEDROOM
- OVER 55'S RETIREMENT APARTMENT
- TAX BAND B
- LEASEHOLD
- DOG FRIENDLY
- WALKING DISTANCE FROM HIGH STREET

ENTRANCE

THE FLAT IS ACCESSED VIA A COMMUNAL ENTRANCE DOOR, WITH INDEPENDENT ACCESS INTO THE FLAT ITSELF. WITHIN THIS BLOCK THE OCCUPIER HAS ACCESS TO A SHARED LAUNDRY ROOM AND A SOCIAL ROOM. THE ENTRANCE HALL TO THE FLAT WITH FLUSH MOUNTED CEILING LIGHT POINT, TELEPHONE INTERCOM, INCLUDES A HANDY BUILT IN STORAGE CUPBOARD WITH TWIN IMMERSION HEATERS WITH SHELVES AND CLOAKS HANGING.

LIVING ROOM

COVED CEILING, 2 WALL LIGHT POINTS, FEATURE FIREPLACE WITH ORNAMENTAL SURROUND, MANTLE SHELF AND HEARTH WITH INSET ELECTRIC FIRE, TV POINT, WALL MOUNTED DIMPLEX NIGHT STORAGE HEATER, ARCHWAY THROUGH TO KITCHEN.

KITCHEN

COMPRISSES OF A RANGE OF LIGHT BEECH FRONDED BASE AND WALL CUPBOARDS WITH GRANITE EFFECT WORKSURFACES WITH INSET SINGLE DRAIN SINGLE BOWL STAINLESS STEEL SKINK UNIT WITH EASY TURN TAPS, UNIT INSET CERAMIC 4 RING HOB WITH OVEN BENEATH, UNIT MATCHED FITTED FRIDGE AND FREEZER, TILED SPLASHBACKS, EXTRACTOR OVER

HOB WITH LIGHT AND FAN, COVED CEILING, WALL MOUNTED LIGHT, LAMINATE FLOOR.

BEDROOM

COVED CEILING, 2 WALL LIGHT POINTS, FULL HEIGHT $\frac{3}{4}$ WALL LENGTH MIRROR FRONTED WARDROBE WITH SHELVES AND RAILS.

SHOWER ROOM

FULLY TILED, GOOD SIZED CUBICLE WITH DRYING AREA, WALL MOUNTED MIRA ELECTRIC SHOWER WITH SHOWER ATTACHMENT, CONCEALED CISTERN TOILET, UNIT INSET WASHBASIN WITH CUPBOARD STORAGE BENEATH WITH QUALITY MIXER TAP, SHAVER LIGHT SOCKET AND MIRROR, NON-SLIP FLOORING, FLUSH MOUNTED CEILING LIGHT POINT, WALL MOUNTED EXTRACTOR.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

TENURE - LEASEHOLD PURCHASER OF THE PROPERTY MUST BE AGED 60+ AND THEIR SPOUSE MUST BE 55+.

SERVICES - MAINS WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - B

EPC - C

MANAGEMENT & GROUND RENT CHARGES - £3752.86 per annum

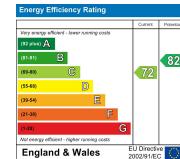
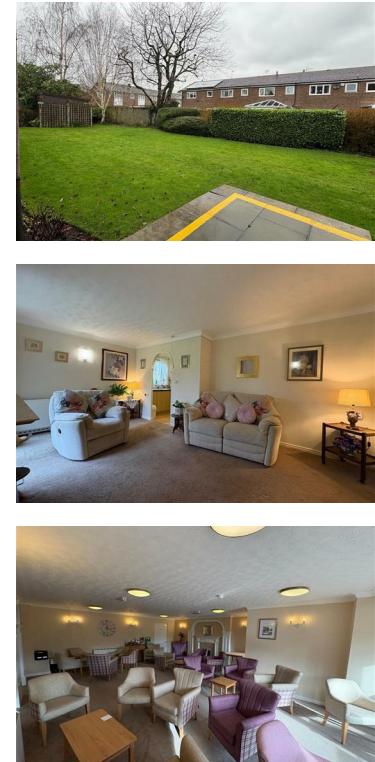


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



18 ARDEN COURT, NORTHALLERTON, NORTH YORKSHIRE, DL6 1EW
TOTAL FLOOR AREA: 450 sq.ft. (41.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of these particulars, no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee is given as to their availability or efficiency. Made with MyHouse 2020.



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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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk