



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

- TAX BAND B
- LEASEHOLD

• OVER 55'S RETIREMENT APARTMENT

- 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

COMPRISES OF A RANGE OF LIGHT BEECH FRONTED 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 HIGHT $\frac{3}{4}$ 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**

