



23 ARDEN COURT, NORTHALLERTON  
NORTH YORKSHIRE, DL6 1EW

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Northallerton, North Yorkshire, DL6 1EW

A well-presented first floor flat in the popular Arden Court over 55's development. The property consists of a hallway, spacious living room, kitchen, bathroom and a large bedroom.

- First Floor One Bedroom Apartment
- Retirement living for Over 55's
- Conveniently located close to Northallerton town centre
- 24-hour careline facility & House Manager
- Communal sitting room and gardens



## Offers in the region of £69,500

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.





#### DESCRIPTION

A well-presented first floor flat in the popular Arden Court development. The property consists of a hallway, spacious living room, kitchen, bathroom and a large bedroom. Accessed via a well-lit and heated communal hallway, doorway leads to a private carpeted hallway with telecom system and door to the living room, bathroom, bedroom and storage cupboard housing the hot water cylinder. A spacious living room with large window with views of the communal gardens. The living room has a carpeted floor covering and electric radiator.

A kitchen featuring a range of white wall and base units and a white work surface with inset sink and drainer. There is an electric oven and hob, space for a fridge freezer, wood effect laminate floor covering, window with views of the communal gardens, tiled splash backs and under cupboard lighting. A fully tiled bathroom with WC, wash basin with vanity unit below. Corner shower with glass enclosure with electric shower unit fitted. A chrome heated towel rail provides heating for the room. A large double bedroom with built in wardrobes, wall lighting, window and carpeted floors.

#### LOCATION

Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for the GP practice, dental practice and Friarage Hospital which are all in walking distance. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

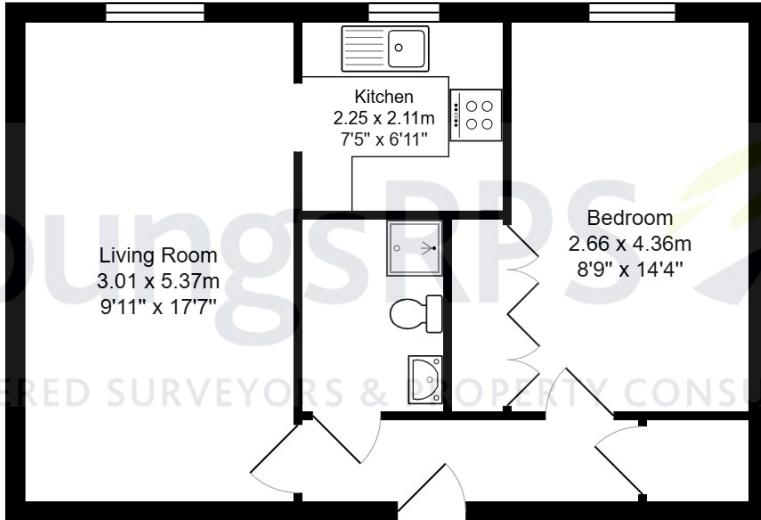
Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

#### Viewings

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

#### Services

Mains electricity, water, drainage are connected. Electric heating.



#### Tenure

The property is Leasehold.

#### Charges

North Yorkshire Council Tax Band B.

#### Agent's Notes

Arden Court has been purpose built for retirement living and has the benefit of a communal sitting room and laundry. There is an on call Warden and 24 hour care line facility and secure entry system.

1. There is an occupancy restriction of 60 years and over and a partner must be 55 or over if applicable. A health assessment may also apply.
2. The property is leasehold and held on a 125 year lease commencing 1989 with a biannual maintenance/ service charge currently of £1524.19 half yearly and ground rent £235.52 half yearly.

#### Free Market Appraisal

We will be pleased to provide unbiased and professional advice, without obligation, on marketing and current value of your present home.