



41 ARDEN COURT, NORTHALLERTON
NORTH YORKSHIRE, DL6 1EW



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This well-presented second-floor apartment is located within the popular Arden Court development and enjoys views over the communal gardens. The accommodation comprises a private entrance hall, spacious living room, fitted kitchen, double bedroom with built-in wardrobes, and a fully tiled bathroom. The property benefits from a well-maintained, heated communal hallway and offers comfortable, low-maintenance living in a desirable location.

- One Bedroom Apartment
- Open Plan Kitchen / Living / Dining Room
- Communal Gardens
- Double Bedroom and Fitted Wardrobes
- EPC Rating TBC

GUIDE PRICE £75,000

GET IN TOUCH

youngsrps, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com





DESCRIPTION

This well-presented second-floor apartment is situated within the popular Arden Court development and offers comfortable, well-proportioned accommodation throughout.

The property is accessed via a well-maintained, heated and well-lit communal hallway, leading to a private entrance hall with carpeted flooring, telecom entry system and a useful storage cupboard. Doors lead to the living room, bedroom and bathroom.

The spacious living room benefits from a large window overlooking the communal gardens, creating a light and pleasant living space. The adjoining kitchen is fitted with a range of wall and base units with laminate work surfaces and an inset sink and drainer. Appliances include an electric hob, with space provided for a fridge freezer and microwave. A window to the rear also enjoys views across the communal gardens.

The bathroom is fully tiled and comprises a WC, wash hand basin set within a vanity unit, and a corner shower enclosure with glazed screen and electric shower. A chrome heated towel rail provides heating for the room.

The generously sized double bedroom features built-in wardrobes, wall lighting, a window and carpeted flooring, completing this attractive apartment.

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 primary and secondary schooling. The thriving market town has a twice 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 Moors 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

Strictly by appointment only. Please contact the Agent on 01609 773004.

Tenure

The property is Leasehold.

Services

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

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 approx £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 the marketing and current value of your present home.





All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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