



8 ARDEN COURT, NORTHALLERTON  
NORTH YORKSHIRE, DL6 1EW

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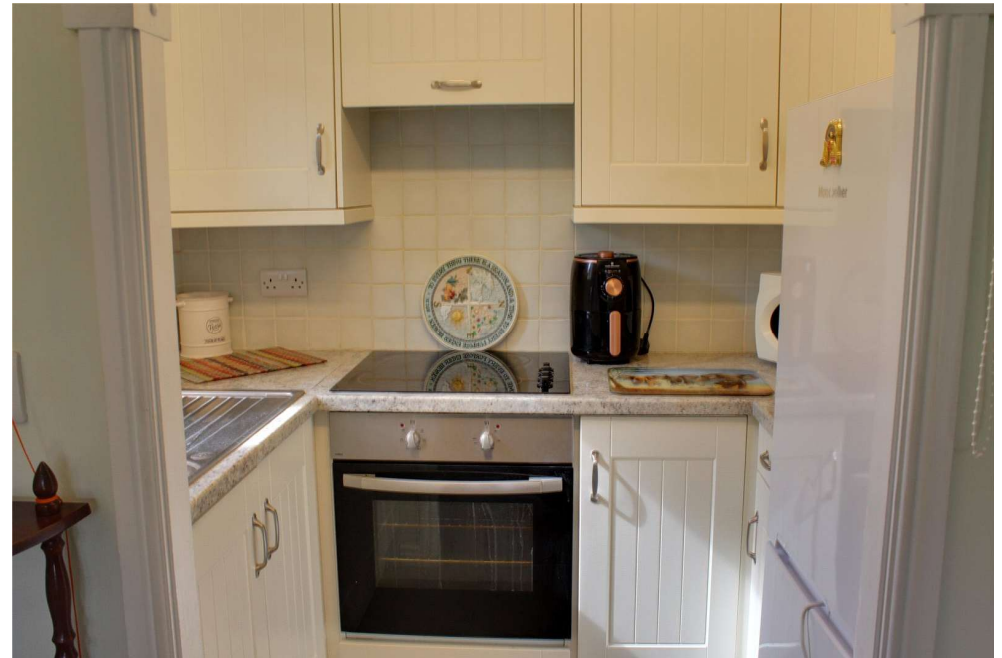
A well-presented ground floor one-bedroom retirement apartment in Arden Court, featuring a spacious living room, modern shower room, fitted kitchen, direct access to the communal gardens, and parking to the front of the building.

- Ground floor apartment
- One double bedroom
- Communal Garden
- Modern kitchen & shower room
- Off street parking



## ASKING PRICE £95,000

**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

This well-presented ground floor one-bedroom retirement apartment is situated within the popular Arden Court development and benefits from the added advantage of direct access to the communal gardens, along with parking available to the front of the building.

The property is entered via a private door from the communal hallway into a central entrance hall, which provides access to all accommodation, including a useful storage cupboard housing the hot water system and meters, with additional space for coats and general storage.

The living room is a generously proportioned space, comfortably accommodating both lounge and dining furniture, and features an attractive electric fire as a focal point. A door from the living room leads directly out to the communal gardens, a particularly desirable feature as it provides a more private and convenient access point compared to many other apartments within the development.

The kitchen is accessed from the living room and is fitted with a range of cream wall and base units, complemented by contrasting work surfaces and a tiled splashback. There is a built-in electric oven and hob, space for a tall fridge freezer, and a one-and-a-half bowl sink with drainer.

The bedroom is a well-sized double room benefiting from built-in wardrobes, offering ample storage. Completing the accommodation is a modern shower room, fitted with a walk-in shower, vanity wash hand basin with storage beneath, and WC. Overall, this apartment offers comfortable and convenient living, with the rare benefit of direct garden access and nearby parking, making it an excellent choice for retirement living.

## Viewings, Services & Charges

Strictly by appointment only. Please contact the Agent on 01609 773004. Mains electricity, water, drainage are connected. Electric heating. 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. The property is leasehold and held on a 125 year lease commencing 1989 with a biannual maintenance/ service charge currently of £1580.68 half yearly and ground rent £209.35 half yearly.

