



12 APPLGARTH COURT, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8NT



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Northallerton, North Yorkshire, DL7 8NT

A beautifully maintained two-bedroom first floor retirement apartment situated within a highly regarded and welcoming development close to the town centre and local amenities. Offering spacious and well-presented accommodation including a bright bay-fronted lounge, fitted kitchen, modern bathroom and excellent storage, the property also benefits from UPVC double glazing, electric storage heating and a long lease with approximately 152 years remaining. Early viewing is highly recommended.

- First Floor Retirement Apartment
- Extended Lease Length
- Two Bedrooms
- Within walking distance of town centre
- Sought after small development
- EPC Rating D

**GUIDE PRICE £99,950**

### GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





## DESCRIPTION

This beautifully maintained two-bedroom first floor retirement apartment forms part of a highly regarded and welcoming development, ideally positioned within easy reach of the town centre and its excellent range of amenities. Offering comfortable, low-maintenance living within a friendly community environment, the property is ideally suited to those seeking both independence and convenience.

The apartment is accessed via a communal entrance with stairs rising to the first floor and opens into an internal hallway with two generous storage cupboards. The spacious lounge is filled with natural light courtesy of a walk-in three-part bay window to the front elevation and features an attractive fireplace with electric fire, creating a lovely focal point to the room.

The kitchen is fitted with a comprehensive range of wall and base units with tiled splashbacks, incorporating an electric oven and hob with extractor over, built-in fridge and freezer and a washing machine.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from two double fitted wardrobes, whilst the bathroom comprises a panelled bath with electric shower over, WC, wash hand basin and a range of vanity storage units.

Further benefits include UPVC double glazing, electric night storage heating and a long lease with approximately 152 years remaining. The apartment is also available with a range of appliances and fitted furniture included, subject to negotiation.

Externally, the development is immaculately maintained and enjoys a peaceful atmosphere with a strong sense of community amongst residents. Situated just a short walk from local shops and town centre facilities, this is an excellent opportunity to acquire a well-presented retirement apartment in a particularly convenient and sought-after location. Early viewing is highly recommended.

## 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 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.

#### **Services**

Mains electricity, water, drainage are connected. Economy 7 electric heating is installed.

#### **Charges**

North Yorkshire Council Tax Band B.

#### **Tenure**

The property is Leasehold with 152 years remaining on which a peppercorn rent is payable.

The communal areas of the development are managed by Regent Management for which a charge of £96 per month as a management charge.

#### **Viewings**

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

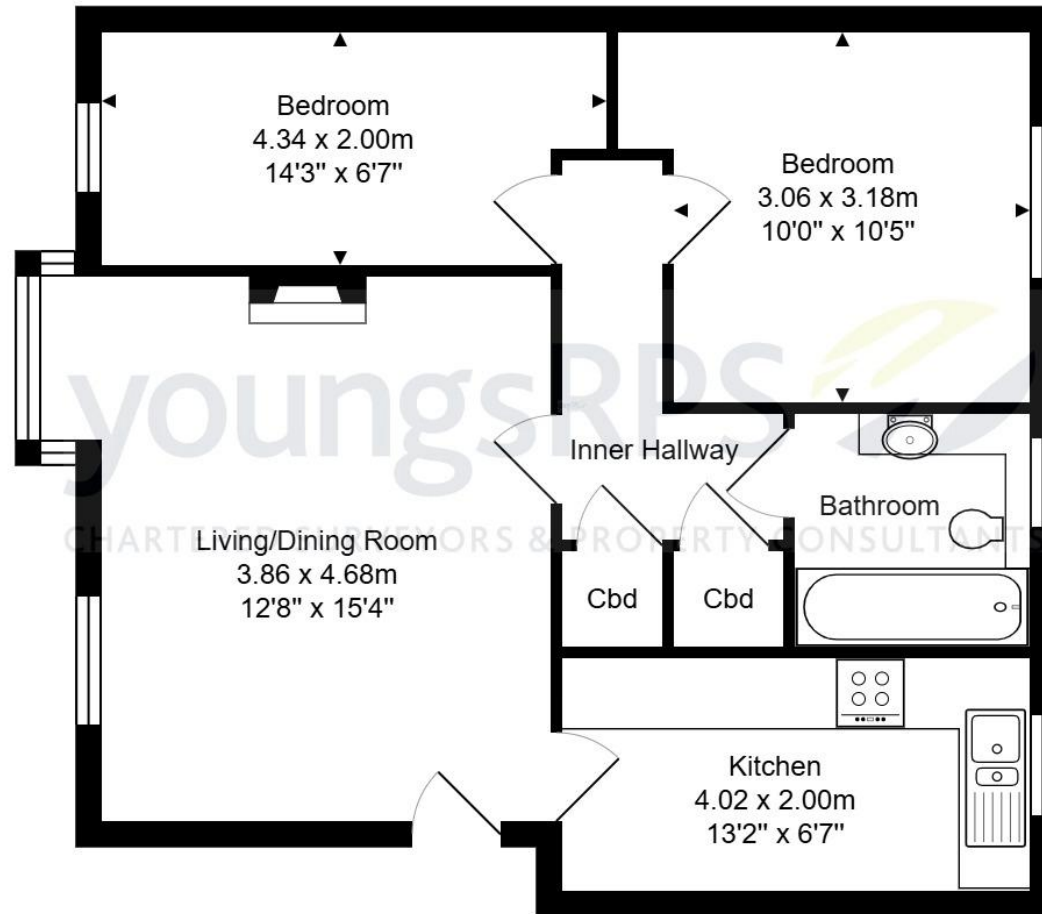
#### **Agent's Notes**

The apartment has the benefit of a 24 hour Careline facility the cost of which is included in the management charge.

An age restriction of 55 years & above applies to persons wishing to reside at Applegarth Court.

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](http://www.youngsrps.com)  
Northallerton 01609 773004



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