



45 ARDEN COURT, NORTHallERTON
NORTH YORKSHIRE, DL6 1EW



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Northallerton, North Yorkshire, DL6 1EW

A beautifully presented TWO BEDROOM apartment, enjoying a bright and airy south-westerly aspect and forming part of the popular Arden Court retirement development. The property benefits from well-proportioned accommodation and updated interiors, together with excellent storage and the potential to adapt the second bedroom to suit individual requirements.

- OVER 60's RETIREMENT LIVING
- Two Bedroom Apartment
- Second Floor
- Southwest facing aspect
- Centrally located within walking distance of the town
- 24 hour careline facility
- EPC Rating C

ASKING PRICE £84,000

GET IN TOUCH

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

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DESCRIPTION

The property is approached via a spacious L-shaped entrance hall, which provides access to all principal rooms and benefits from a large walk-in storage cupboard housing the hot water cylinder, which has been replaced in recent years.

The generous lounge/dining room enjoys a pleasant aspect and provides a comfortable reception space, with a contemporary fireplace incorporating an inset electric fire. An archway leads through to the well-appointed kitchen, which is fitted with a range of wall and floor units, work surfaces incorporating an inset sink and space for a freestanding electric double oven and hob.

There are two bedrooms, both benefiting from built-in mirror-fronted wardrobes. The second bedroom offers useful flexibility and could alternatively be utilised as an additional reception room, dining room or home office if preferred.

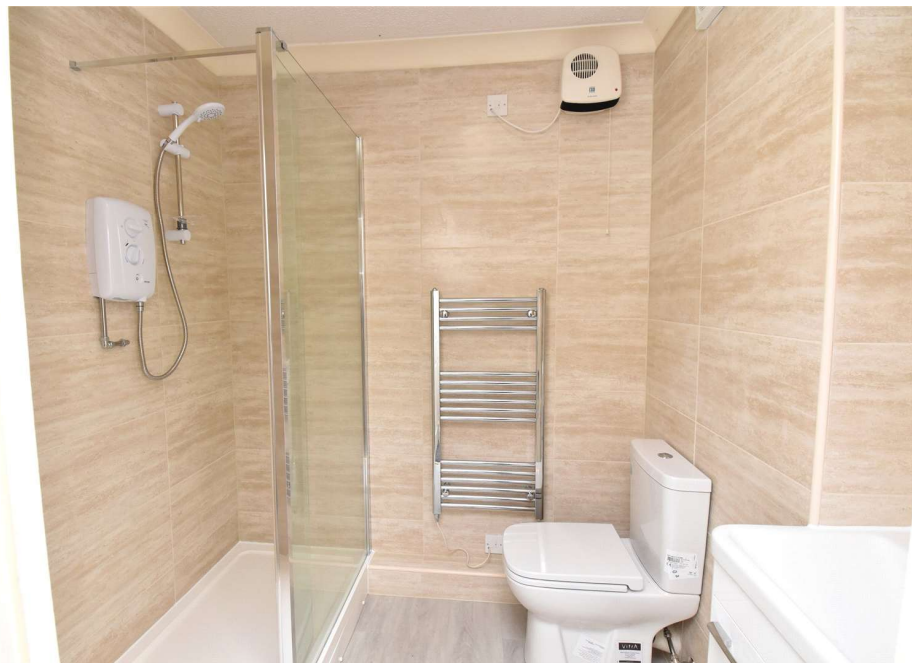
The shower room is fully tiled and features a luxurious walk-in shower enclosure with electric shower, low-flush WC and vanity wash hand basin with useful shelving and storage beneath.

Arden Court is designed specifically for retirement living and benefits from a warden facility and 24-hour Careline service. Residents also have access to a welcoming communal lounge, providing an excellent opportunity to socialise with neighbours, together with a practical communal laundry. The development is surrounded by beautifully maintained communal gardens, providing attractive outdoor space for residents to enjoy.

LOCATION

Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. 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.

Tenure

The property is Leasehold.

Charges

North Yorkshire Council Tax Band B.

Services

Mains electricity, water & drainage are connected. Economy 7 storage heaters provide central heating and an immersion heater supplies hot water.

Viewings

The property is available for viewings from October onwards. Please contact the Agent on 01609 773004.

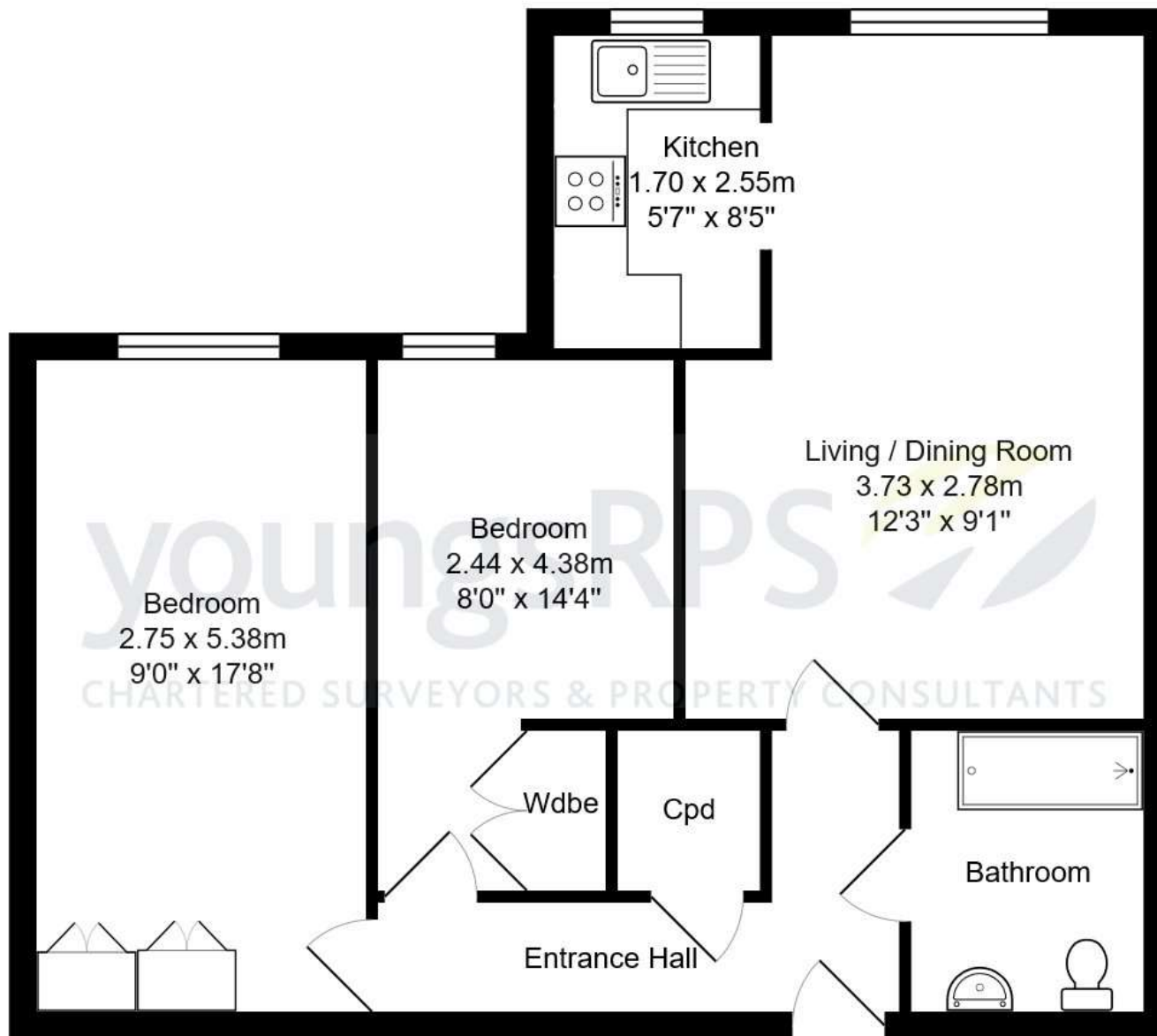
Agent's Notes

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 £2548.94 and biannual ground rent £261.69.

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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