



2 GREENDALE COURT, BEDALE, DL8 1FB.



A lovely ONE BEDROOM apartment positioned on the GROUND FLOOR of this exclusive development for the over 60's. The property is CLOSE TO THE COMMUNAL FACILITIES and the main ENTRANCE to the development with the accommodation comprising of a hallway with a store cupboard, Sitting room opening into the gardens, kitchen a SHOWER ROOM plus the DOUBLE BEDROOM.

£110,000



Description

Located just into the development from the communal entrance, this excellent apartment opens into a hallway which has a useful store cupboard and doors to all rooms. The sitting room offers a spacious bright space which can accommodate dining and sitting room furniture and has a door opening out into the South facing communal gardens. Off the sitting room is the kitchen which has a range of wall and base units, integral appliances including an electric oven and hob, fridge and freezer. There is also a stainless sink under a double glazed window looking out over the communal gardens.

The double bedroom has a fitted wardrobe with mirror fronted folding doors and has a range of hanging space and shelves. The shower room has a large step in shower with glazed screen and sliding doors, a low-level WC and a washbasin set into a vanity unit. There is also an extractor fan, electric towel rail and mainly tiled walls. The property is served by double glazed windows and electric night storage heaters and has a range of communal facilities including:

Call points in every room for direct contact with the House Manager and there is emergency 24-hour Careline cover.

Residents Lounge with kitchen facilities.

Guest Bedroom with Ensuite Shower Room

Laundry Room

Refuse Room

There are attractive well stocked landscaped gardens surrounding the property for the use of the residents.

There is on-site residents parking.

GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.

Tenure - We understand that the property is Leasehold, although we have not verified this by sight of the Title Deeds.

Local Authority - Hambleton District Council
Tel: (01609) 779977

Council Tax Band – B

Lease Details – Start date 01.03.2003 and length of the lease was 125 years.

Service Charge – £2506.00 pa

Ground Rent - £395 pa

Location

Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today.

Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

