



45 Arden Court
Northallerton, DL6 1EW

youngsRPS 

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Guide Price: £95,000

A recently refurbished, two bedroomed Leasehold Apartment in this purpose-built development of managed retirement homes. Located just a short walk from the town centre this well proportioned second floor apartment has Economy 7 electric heating installed together with uPVC double glazing. The apartment benefits from a House Manager, 24-hour Careline response system, resident's lounge, communal gardens & laundry facilities.

- Recently refurbished with luxurious shower room & new carpets
- Southwest facing aspect
- Centrally located within walking distance of the town
- Retirement living with 24-hour careline facility

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Youngs - Northallerton 01609 773004





ACCOMMODATION

This second-floor apartment has a bright & airy feel as it has an aspect facing towards the southwest. It has been recently updated and has the benefit of new carpets throughout. The property has an L shaped entrance hall with a large walk-in storage cupboard which houses the hot water cylinder which has been replaced in recent years. A spacious lounge/dining room with a pleasant aspect offers comfortable reception space & has a stylish contemporary fireplace with inset electric fire. An archway gives access to a self-contained kitchen with a range of wall & floor units, inset sink and freestanding electric double oven with hob. Two bedrooms are available, both with built-in mirror fronted wardrobes one of which could be used as an additional reception room if preferred. The fully tiled shower room has been modernised & a luxurious walk-in shower cubicle with electric shower, low flush WC & vanity basin with shelved cupboard below has been installed. Arden Court provides Retirement living & has the benefit of both a Warden facility & 24-hour care line. There is has a sociable communal Resident's Lounge, practical laundry & externally, beautifully maintained gardens.

AGENT'S NOTES 1. There is an occupancy restriction of 60 years & over and a partner must be 55 or over if applicable. A health assessment may also apply.

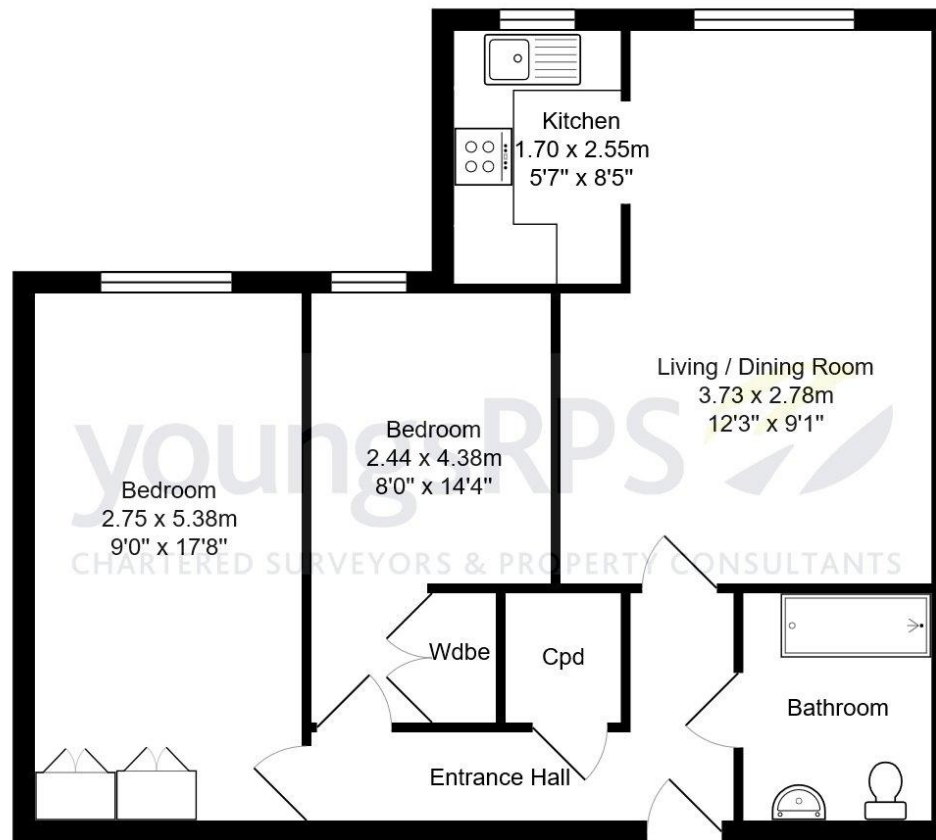
2. The property is leasehold and held on a 125-year lease commencing 1989 with a bi-annual service charge and ground rent payable.

CHARGES Hambleton District Council Band B.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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 these 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.



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