



28 Arden Court
Northallerton, DL6 1EW

youngsRPS 

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Guide Price: £75,000

An attractive First Floor Leasehold Apartment in this purpose-built development of managed retirement homes in a quiet secluded location just a short walk from the town centre. This well proportioned one bedroom apartment has Economy 7 electric heating installed together with uPVC double glazing. Arden Court has a House Manager who can be contacted from various points within each property and in addition, there is a 24 hour Careline response system. It also features a charming resident's lounge together with communal gardens and laundry facilities, a lift is also installed.

- Within easy walking distance of Northallerton
- West facing aspect
- Retirement living for Over 60's
- 24 hour careline facility

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Youngs - Northallerton 01609 773004





ACCOMMODATION

The entrance hall has a spacious walk-in cupboard which houses the hot water cylinder & provides excellent storage. The apartment has a well-proportioned lounge/dining room with a picture window facing towards the west which lets in plenty of light. Louvre doors give access to a self-contained kitchen which has a range of white wall & floor cupboards, inset sink & a built-in electric oven with hob & extractor over. The double bedroom has a large mirror fronted built-in double wardrobe & the shower room is well-designed with a practical walk-in quadrant shower cubicle with electric shower within.

FACILITIES The facilities for the development include a delightful Resident's lounge, laundry & communal gardens.

AGENT'S NOTES 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.

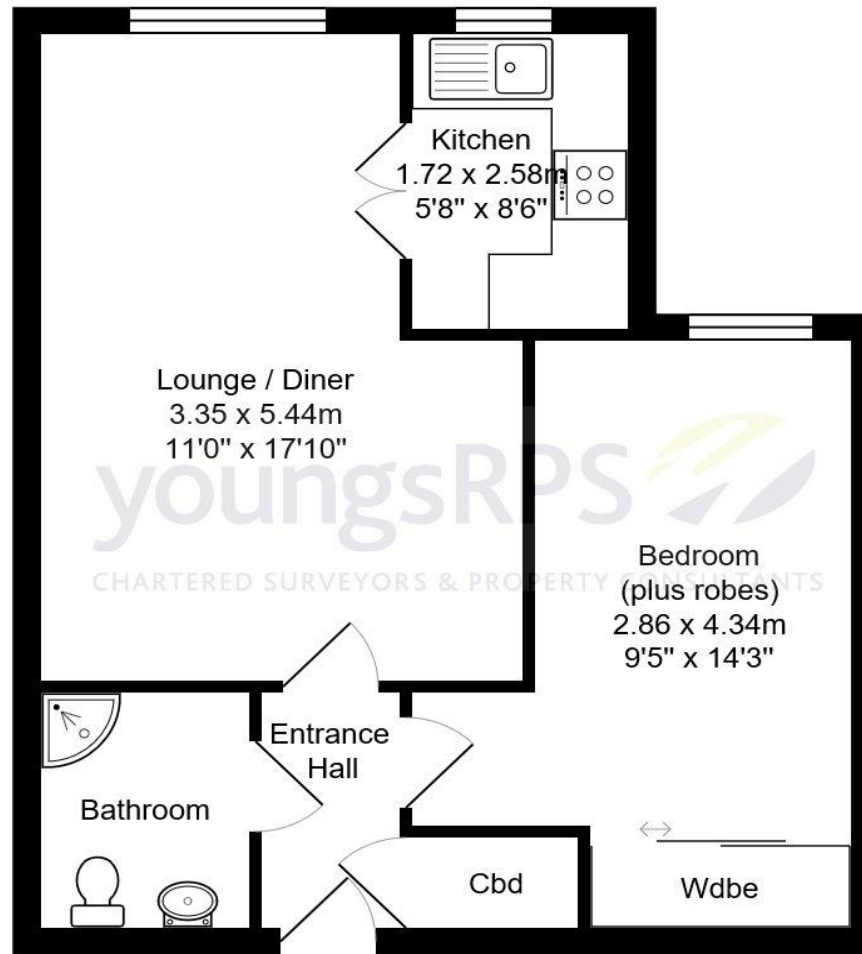
2. The property is leasehold and held on a 125-year lease commencing 1989 with a bi-annual service & ground rent payable.

CHARGES Hambleton District Council Band B

SERVICES Mains electricity, water, and 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	84 B	86 B
69-80	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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