



## 21 GREENDALE COURT, BEDALE, DL8 1FB.



A well presented one bedroomed first floor Apartment nicely positioned within this purpose-built development for the over 60's and is located close to Bedale town centre. The property has a hallway with a large store cupboard, sitting room with a Juliet balcony looking over the gardens, a fitted kitchen, and bathroom. Viewing is highly recommended.

**£85,000**



## Description

Located on the first floor close to the lift, the apartment opens into a spacious hallway which has a useful store cupboard and doors to all rooms. The sitting room offers a spacious bright room which can accommodate dining and sitting room furniture and has French doors with a Juliet balcony looking out over the communal gardens. Off the sitting room is the kitchen which has a range of wall and base units with a worktop having tiled splashbacks with integral appliances including an electric oven and hob, fridge and freezer. There is also a stainless steel sink under a double glazed window over the communal gardens.

The double bedroom has a fitted wardrobe with mirror fronted folding doors. The bathroom has a paneled bath with a shower over, 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.

Private Residents Gate to the Bedale Town Centre

## Agent Note:

1. Annual Service Charge - £2505.94 p.a (Approx)
2. Annual Ground Rent - £395 p.a (Approx)
3. Lease Details – August 2006 and length of the lease was 125 years.

## 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.

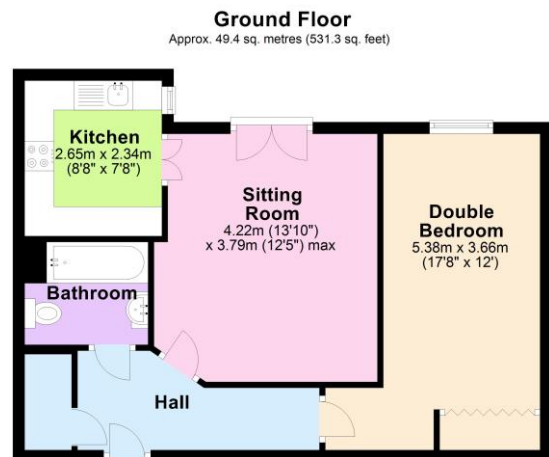
Local Authority - Hambleton District Council

Tel: (01609) 779977

Council Tax Band – B

## 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>	81	88
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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