



1 Arden Court
Northallerton, DL6 1EW

youngsRPS 

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GUIDE PRICE: £91,500

A one bedroom Leasehold Apartment in this purpose built development of managed retirement homes. Located just a short walk from the town centre this well proportioned first 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.

- Located on the Ground Floor
- Modern kitchen
- Recently installed bath/shower room
- Within easy reach of the town & facilities nearby



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Northallerton 01609 773004



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This ground floor apartment is located in a quiet location, close to the lift within the building and enjoys views over the attractive gardens within the complex. The property has an entrance hall with walk-in storage cupboard. The spacious lounge/dining room benefits from a pleasant aspect towards the west resulting in plenty of sunlight during the day and offers comfortable reception space. An archway gives access to a self-contained modern kitchen with integrated electric oven with hob and space for freestanding fridge freezer. The bedroom benefits from a built-in mirror fronted wardrobe & a further range of built-in cupboards & drawers. The recently installed shower room comprises modern fittings including a walk-in bath with electric shower over, high level WC and vanity basin with cupboard below.

Arden Court provides Retirement living & has the benefit of both a House Manager & 24 hour careline. There is a sociable communal Resident's Lounge, practical laundry & externally, beautifully maintained gardens.

LOCATION Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a 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 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.

SERVICES Mains water, drainage & electric. Electric storage heaters some of which have been recently replaced.

CHARGES North Yorkshire Council Tax Band B.

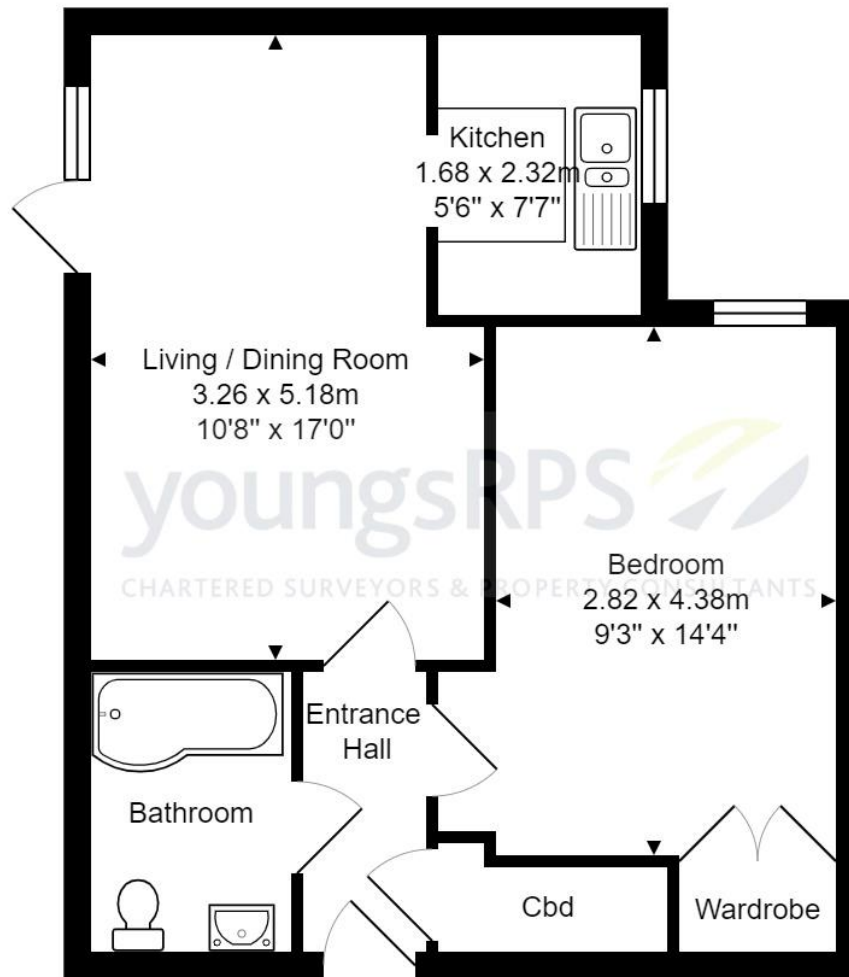
TENURE The property is Leasehold with a 125 year lease commencing 1989. A Ground Rent of £xx is payable & a bi-annual Management charge of £xx is payable.

VIEWINGS By appointment with the Agents. Call 01609 773004.

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. The lease stipulates that vendors are required to be living an independent and active lifestyle in order to move in.

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.

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 the 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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NORTHALLERTON
 General: 01609 773004
 Land Agency: 01609 781234
 northallerton@youngsrps.com

SEDGEFIELD
 General: 01740 617377
 Land Agency: 01740 622100
 sedgefield@youngsrps.com

NEWCASTLE
 General: 0191 261 0300
 newcastle@youngsrps.com

HEXHAM
 General: 01434 608980
 Land Agency: 01434 609000
 hexham@youngsrps.com

DUMFRIES
 General: 01387 402277
 dumfries@youngsrps.com