



47 Arden Court
Northallerton, DL6 1EW

youngsRPS 

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GUIDE PRICE: £89,950

A well-presented 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.

- Second Floor Apartment
- Two Bedrooms
- Open plan living accommodation
- Modern Shower Room
- EPC Rating C

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Northallerton 01609 773004





This second floor apartment faces towards the south-west and therefore has a bright & airy feel. The property has an L shaped entrance hall with a large walk-in storage cupboard which houses the hot water cylinder. A spacious lounge/dining room with a pleasant aspect offers comfortable reception space. An archway gives access to a self-contained kitchen with a range of wall & floor units, inset sink, integrated electric oven with hob and space for a fridge freezer. 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 careline. There is has 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 including Marks & Spencer and Asda supermarkets. 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.

CHARGES North Yorkshire Council Band B.

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

TENURE The property is leasehold.

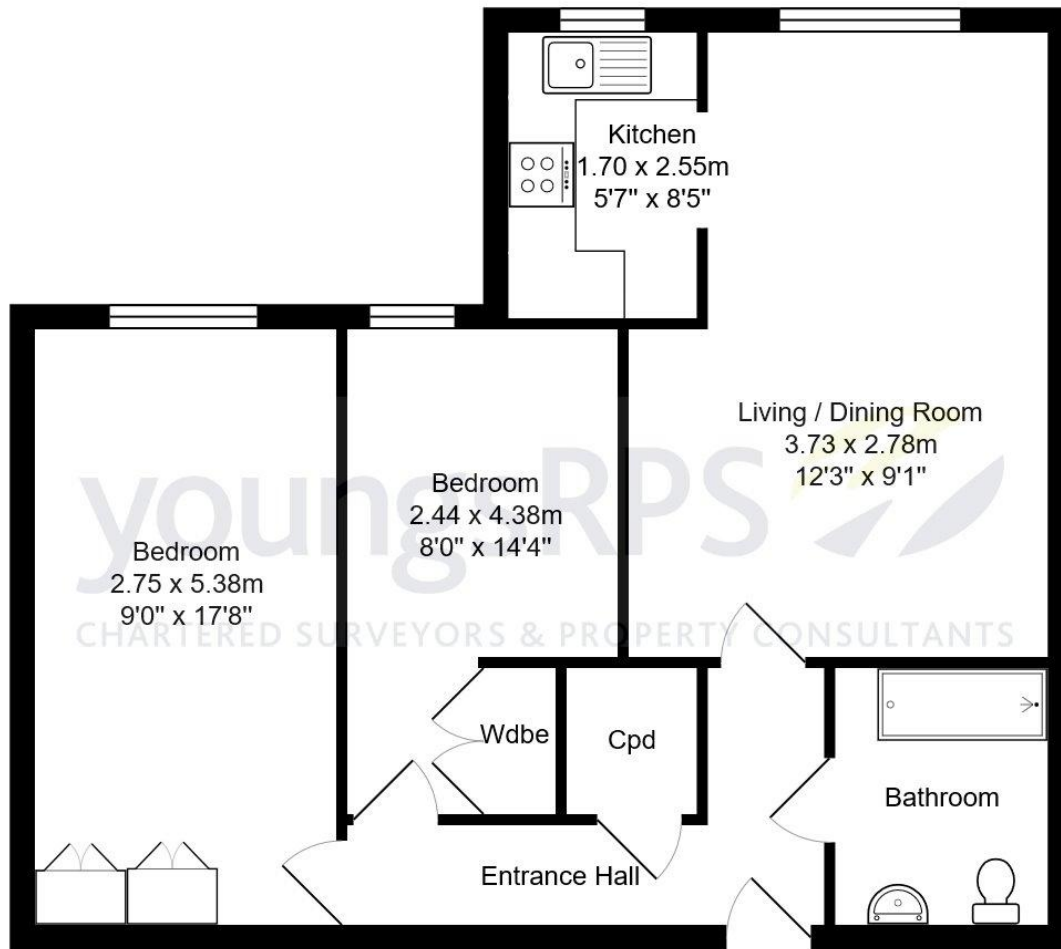
AGENT'S NOTES 1. There is an occupancy restriction of 60 years & over and a partner must be 55 or over if applicable. A health assessment may also apply.



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

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		82 B
69-80	C	76 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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