



ARDEN COURT, NORTHALLERTON, DL6

OFFERS IN THE REGION OF £80,000



Northallerton  
Estate Agency





# Arden Court

Northallerton, DL6

**A WELL PRESENTED SUPERIOR ONE BEDROOMED GROUND FLOOR RETIREMENT APARTMENT IN THIS PURPOSE BUILT RETIREMENT BLOCK.**

- **GROUND FLOOR FLAT**
- **OVER 55 RETIREMENT BLOCK**
- **LAUNDRY ROOM**
- **1 BEDROOM**
- **IMMACULATELY PRESENTED**
- **OCCUPANTS SOCIAL ROOM**



The flat is accessed via a communal entrance door, with independent access into the flat itself. Within this block the occupier has access to a shared laundry room and a social room. The Entrance Hall to the flat includes a handy built in storage cupboard with twin immersion heaters and internal doors leading to the rest of the rooms.

There is a spacious living room with a Dimplex night storage heater, tv point, internet point, access to the kitchen and double glazed French doors leading outside to a flagged patio area.

A well presented Kitchen with light beech base and wall cupboards finished with granite effect work surfaces and a stainless sink unit. The Kitchen includes an Inset 4 ring Kenwood Euro Kera ceramic hob with a Kenwood brushed steel and glass oven and grill beneath, oven hood and tall fridge freezer.

The Bedroom is spacious and includes built in mirrored wardrobes, storage heater and telephone point.

You will also find an immaculately presented fully Tiled

Bathroom with an Easy entry bath Mira advance, 80L thermostatic electric shower, wash basin with cupboard, matching and a heated towel rail.

The flat is also fitted with assisted help cords in each rooms.

#### VIEWING

By appointment with Northallerton Estate Agency

#### SERVICES

Mains Water, Electricity and Drainage.

#### MANAGEMENT & GROUND RENT CHARGES

Ground Rent: £471 per annum

Maintenance Charges: Approx. £2250 per annum.

#### TENURE

Leasehold.

Purchaser of the property

must be aged 55+ and their Spouse must be 50+.

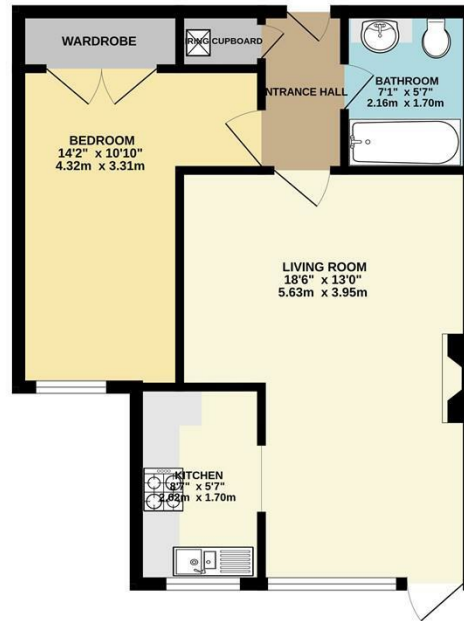
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Call us to arrange a viewing on **01609 771959**

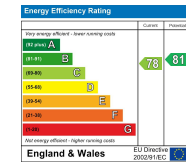
GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



ARGEN COURT NORTHALLERTON, NORTH YORKSHIRE.

TOTAL FLOOR AREA: 465 sq. ft. (43.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
  - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
  - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
  - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
  - Any plans may not be to scale and are for identification purposes only.
  - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
  - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

[www.northallertonestateagency.co.uk](http://www.northallertonestateagency.co.uk)



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