



46 GREENDALE COURT BEDALE, DL8 1FB

£95,000
LEASEHOLD

A well presented one bedroom apartment on the 2nd floor with easy access to the lift and stairs.

The south facing apartment benefits from having a light and airy feel and consists of a spacious lounge, fitted kitchen, bathroom with shower cubicle, double bedroom, hall and storage cupboard. There are also excellent communal facilities within the development including parking and gardens and close access to all local amenities.

NORMAN F. BROWN

Est. 1967

46 GREENDALE COURT

- Double bedroom • Top Floor Apartment • Independent Living For The Over 60's • Shower Room • Communal Gardens, Lounge & Parking • Close to the Bedale Town Centre, Leisure Centre & Doctors • Bright and Modern Style • Electric Heating • Call Now To Arrange Your Personal Viewing • Video Tour Available



DESCRIPTION

GREENDALE COURT provides secure independent retirement living for persons over 60 years old. There are call points in every main room for direct contact with the House Manager and there is emergency 24 hour Careline cover.

COMMUNAL FACILITIES

The residents in Greendale Court have the benefit of the following facilities:-

- 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 with a patio seating area for the use of the residents.

There is on-site communal residents parking.

The Apartment comprises;

Hall

Spacious built-in storage cupboard, electric night storage heater, secure entry system and doors to the sitting room, shower room and double bedroom.

Sitting Room

Double glazed French doors to Juliette balcony overlooking the attractive gardens with rooftop views over Bedale, television & telephone points, electric night storage heater, coving to the ceiling and double multi-paned frosted glazed doors to the kitchen.

Kitchen

Matching wall and base units with work surface over having tiled splashbacks, 4 ring electric AEG hob with an AEG extractor over as well as AEG electric oven. Integrated undercounter fridge and freezer, single stainless steel sink with a mixer tap over, double glazed window overlooking the communal gardens and a wall mounted Creda electric wall heater.

Double Bedroom

Double glazed sash style window overlooking the communal gardens, television point, coving to the ceiling, built-in wardrobe with mirrored folding doors.

Shower Room

Push flush level WC, a (shallow lip) step-in shower cubicle, washbasin set into a vanity unit, electric heated towel rail, extractor fan, wall mounted Creda wall heater, partially tiled walls and a shaver point.

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

Lease Details – Start date 1st March 2005 and length of

the lease was 125 years.

Service Charge – £3191.32pa (Feb 2024 - Feb 2025)

Ground Rent - £395pa

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.

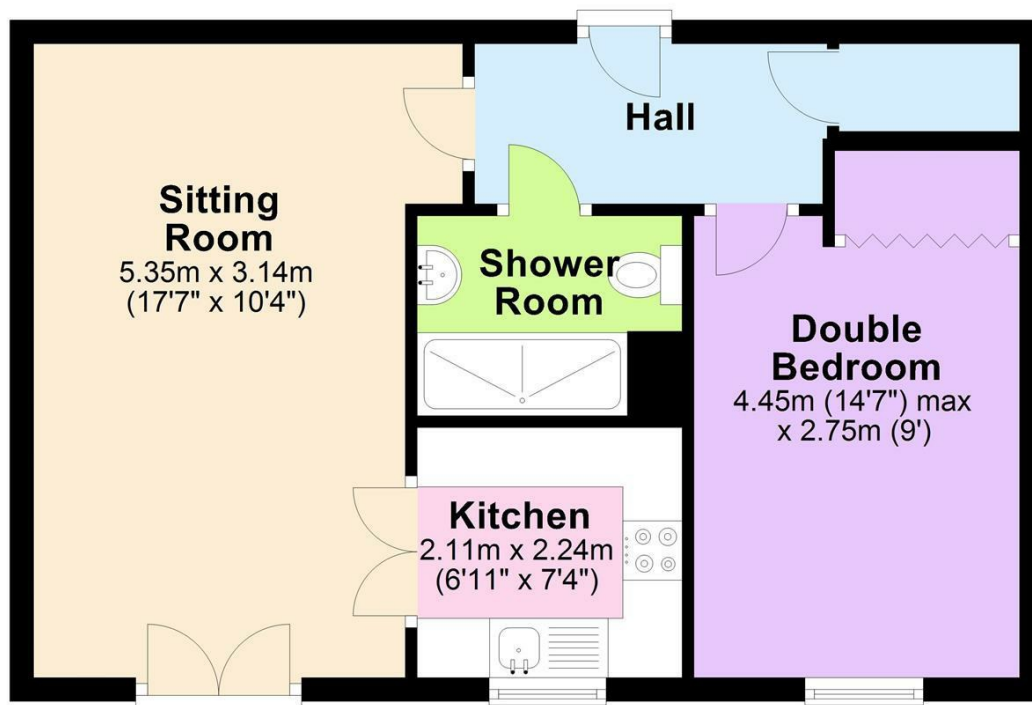
The property is located within the town centre with easy access to shops for everyday needs, bus stops, the leisure centre, doctors surgery and the community Dales Centre.

46 GREENDALE COURT



Second Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 44.5 sq. metres (479.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	85
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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