



## 9 GREENDALE COURT

BEDALE, DL8 1FB

**£85,000**  
**LEASEHOLD**

A spacious and bright one bedroom apartment situated on the ground floor of this exclusive development for the over 60's designed for independent lifestyles. The property is close to the Bedale Town Centre and ideally placed for the communal facilities of the development with the accommodation comprising of a hallway with a useful store cupboard, large sitting room, kitchen, a bathroom plus the double bedroom.

**NORMAN F. BROWN**

Est. 1967

# 9 GREENDALE COURT

- One Bedroom Apartment • Situated on the Ground Floor • Close To The Bedale Town Centre & Amenities • Easy Independent Lifestyle • Bath With Shower Over • Communal Car Parking & Gardens • Development For The Over 60'S • Enquire Today For Your Personal Viewing • Electric Heating & Double Glazing • Video Tour Available



## Description

GREENDALE COURT provides secure 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 for the use of the residents.

There is on-site residents parking.

The Apartment comprises;

Hall

Built-in storage cupboard, electric night storage heater, secure entry system and Tunstal emergency pull cord, door to the sitting room, shower room and double bedroom.

Sitting Room

Double glazed door and side window, television

points, electric night storage heater, and double multi-paned frosted glazed doors to the kitchen.

Kitchen

Matching wall and base units with worksurface over, 4 ring electric AEG hob with an AEG extractor over as well as AEG electric oven. Integrated fridge and freezer, single stainless steel sink with a mixer tap over, tiled splashbacks, double glazed window.

Double Bedroom

Double glazed sash style window, built-in wardrobe with mirrored folding doors.

Shower Room

Low level WC, panelled bath with shower over, washbasin set into a vanity unit, electric heated towel rail, extractor fan, partially tiled walls.

Agent Note:

Annual Service Charge -£3528.80 pa (Feb 25 - Feb 26)

Annual Ground Rent - £395 pa

Council tax Band B

## Location

Bedale is a market town and civil parish in the district



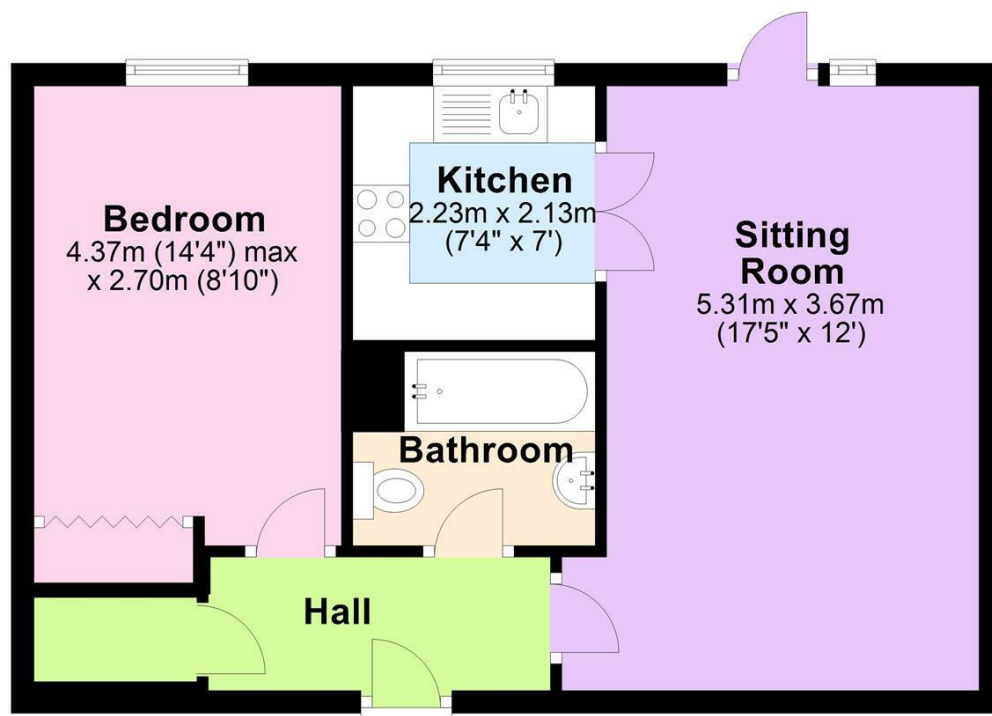
of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a leisure centre with a swimming pool and gym, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too.

## 9 GREENDALE COURT



## Ground Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



Total area: approx. 44.1 sq. metres (475.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</b>
(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		
<b>England &amp; Wales</b>	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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