



## 7 Arden Court, Northallerton DL6 1EW

**\*\* OPEN TO NEGOTIATION \*\***

This CHAIN FREE ground floor one bedroom retirement apartment comes to market offering a wonderful property in a great location close to shops and the town centre. The property comes with direct access to communal gardens situated to the rear of the development and access to communal socialising and laundry areas also. The accommodation comprises a communal entrance hall, a communal laundry room, a communal lounge (which is currently being upgraded and refurbished), a private entrance hall to the apartment, a sitting room, a bedroom with fitted furniture, a kitchen and a house shower room / W.C. To the exterior of the property there is a communal garden and parking. The property has the added benefit of uPVC double glazed windows, electric heating and 24 hour care line support as well as having been completely decorated and carpeted recently. Also, guest accommodation is available with prior booking. Viewing is highly recommended to appreciate the size, location and aspect of the accommodation on offer. EPC rating D, council tax band B.

**Chain Free £89,500**

## LOCATION

Situated in Northallerton. Northallerton offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.

## DIRECTIONS

From our Northallerton office head south down the High Street turning left at the first roundabout onto Friarage Street. At the next roundabout turn left onto Brompton Road. Take the next left on to Friarage Gardens and Arden Court is at the end of the road.

## THE ACCOMMODATION CONSISTS OF

### HALL

7'3" x 3'4" (2.21 x 1.04)

With apartment access door and storage cupboard housing electric immersion water heater.

### LOUNGE

17'9" x 10'10" (5.42 x 3.32)

With rear facing UPVC double glazed window and door to patio, electric fire with remote control inset into tiled surround and electric radiator,



**KITCHEN**

8'7" x 5'7" (2.62 x 1.71)

With rear facing UPVC double glazed window, range of base, wall & drawer units, worktops over inset with stainless steel sink & drainer, electric oven/hob point and part tiled walls.



**BEDROOM**

14'3" x 11'1" (4.36 x 3.38)

With rear facing UPVC double glazed window, fitted furniture & mirrored sliding wardrobe doors and electric radiator.



**BATHROOM**

7'1" x 5'6" (2.18 x 1.68)

With shower cubicle, low level WC, vanity wash hand basin, tiled walls and electric heater.



**COMMUNAL ENTRANCE HALL**

With secure entry door to front elevation, telephone entry system, electronic key entry system and duty care office.

**COMMUNAL LOUNGE**

With window to front elevation and seating area with hot drink facilities, currently undergoing full refurbishment with new furniture and carpeting etc.).



**COMMUNAL LAUNDRY**

With washing and drying facilities.

## COMMUNAL GARDENS

Direct access to communal gardens from the sitting room.



## PARKING

Resident & visitor parking.

## LEASEHOLD

We believe the property is leasehold but we always recommend verifying the details of this with your solicitor should you decide to purchase the property. At the time of writing we have been unable to verify the terms of the lease.

## CLAUSES AND TENURE

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is leasehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

### MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

### VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

### MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** Ground Rent- £470 yearly, Service charge- £2,640 yearly

**WATER METER:** meter

**PARKING ARRANGEMENTS:** N/A

### BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

**MOBILE PHONE SIGNAL:** No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



GROUND FLOOR



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 error, omission or mis-statement. 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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