



### **22 Arden Court, Northallerton DL6 1EW**

VACANT AND CHAIN FREE - This first 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 access to communal socialising and laundry areas also. The accommodation comprises a communal entrance hall, communal laundry room, communal lounge, property entrance hall, sitting room, bedroom with fitted furniture, kitchen and 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 storage heating. Viewing is highly recommended to appreciate the size, location and aspect of the accommodation on offer. EPC rating C, council tax band B.

**£75,000**

### 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

#### HALLWAY

7'8" x 3'1" (2.34 x 0.96)

With front facing access door and storage cupboard housing immersion heated water tank.



**LOUNGE**

15'5" x 10'6" (4.72 x 3.22)

With rear facing UPVC double glazed window and electric storage heater.



**KITCHEN**

5'4" x 7'3" (1.64 x 2.23)

With a range of base, wall & drawer units, worktops over, stainless steel sink & drainer, electric oven & hob and tiled walls.



**BEDROOM**

12'2" x 8'8" (3.71 x 2.65)

With rear facing UPVC double glazed window, fitted wardrobes and electric storage heater.



**BATHROOM**

6'8" x 5'4" (2.04 x 1.64)

With shower cubicle, low level WC, vanity wash hand basin, tiled floor, tiled walls and electric heated towel rail.



## COMMUNAL LOUNGE



### 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.

### VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## 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.

## FREE VALUATION SERVICE

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales teams in Thirsk or Northallerton on 01845 524488 or 01609 777125 to book an appointment.



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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