



1 Fir Lodge Court South Parade, Northallerton DL7 8TZ

**** CHAIN FREE ****

This rarely available, well presented two bedroom ground floor apartment in central Northallerton is a fantastic opportunity for first time buyers or downsizers alike. Situated only a minutes walk from the Northallerton town centre, Fir Lodge Court is a popular apartment complex. The accommodation comprises a light and spacious living room with bay window, a modern fitted kitchen, two bedrooms, modern bathroom and hallway with storage cupboard. The building has a communal TV aerial for the 6 flats in that block too. The property is complete with double glazing, electric heating and is offered CHAIN FREE. Viewing is recommended to appreciate the space and presentation on offer.

**** Lease is owned by all flat owners ****

EPC Rating D - Council Tax Band B

Offers Over £145,000

LOCATIONS

Fir Lodge Court, South Parade is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

From our Northallerton office, head South down the High Street proceeding straight over the first roundabout and take the third exit at the next roundabout onto South Parade, where Fir Lodge Court can be found on the left.

HALLWAY

6'10" x 9'10" (2.1m x 3.0m)

With doors to all rooms, storage cupboard, telephone point and electric heater.



LIVING ROOM

11'9" x 10'9" (3.6m x 3.3m)

With front facing double glazed bay window, TV point, telephone point and electric heater.



KITCHEN

7'10" x 10'9" (2.4m x 3.3m)

With front facing double glazed window, fitted kitchen with a range of base, wall and drawer units, roll edge work surfaces. tiled splashback, stainless steel sink and drainer, built in electric oven, hob and extractor hood, space and plumbing for washing machine, space for free standing appliance and electric heater.



BEDROOM 1

8'6" x 13'1" (2.6m x 4.0m)

With rear facing double glazed window, TV point, telephone point and electric heater.



BEDROOM 2

6'10" x 10'2" (2.1m x 3.1m)

With rear facing double glazed window and electric heater.



BATHROOM

8'6" x 6'6" (2.6m x 2.0m)

With side facing double glazed window, fully tiled walls, panelled bath with shower over, hand wash basin in vanity unit, low level WC and heated towel rail.



EXTERNAL

Parking spaces to the rear and small court yard garden area in front of bay window.



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 share of Freehold 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.

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 electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: £150 per month, this is a freehold property, the freehold is jointly owned by all flat owners.

WATER METER: Yes

PARKING ARRANGEMENTS: Allocated parking bay

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
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 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 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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