



**CARVER**  
RESIDENTIAL  
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Regents Gate, Finkills Way  
Northallerton, DL7 8DR  
**Price £152,000**

Flat - Retirement  
1 Bedroom/s  
1 Bathroom/s

One bedroomed second floor floor luxury retirement apartment benefitting from a full range of social and leisure facilities that allow you to live an independent life. The one bedroom apartment can be accessed via a lift or stairs and comprises entrance hall with storage cupboard, open plan lounge/dining /kitchen, double bedroom and bathroom. The exclusive development is designed to a high specification to promote trouble-free living in a spacious, open plan environment. Regents Gate offers a wealth of facilities including lifestyle hub, (including wellbeing suite, library & IT suite, activities hub), landscape gardens plus access to on-site hairdresser and bar & restaurant.

The market town of Northallerton is within walking distance with plenty to do in the local community and being surrounded by stunning scenery, rolling hills and rural villages. The town centre offers shops to cater for all of your typical living needs with a number of any eating and dining out places within close proximity.





- One bedroomed second floor apartment providing exclusive retirement living
- Allocated parking space
- Communal landscaped gardens
- Library and IT suite
- Open plan living accommodation
- Electric heating and double glazing
- Wellbeing suite and Activities hub
- On site Hairdressers and Bar/Restaurant

#### General Information 1

##### GENERAL INFORMATION

Tenure: The property is leasehold with 120 year lease from March 2021. Zero ground rent. Service Charge: £34.84 per week

Services: Electric heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band B

Please note the development is available for over 55's only

##### Other charges

Admin Fee: Buyers please note a £750 admin fee is placed on all new builds explained in the legal process once the purchasing process starts

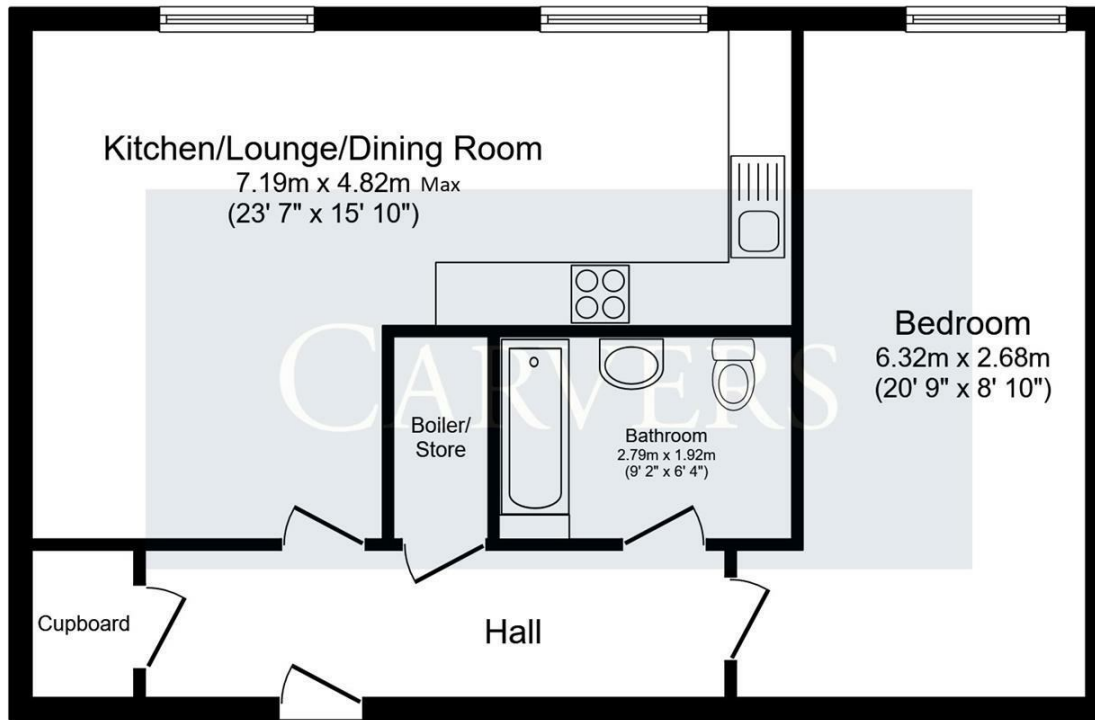
Exit Fee: For whatever reason, if you wish to leave Regents Gate there is an exit fee to support renewal and replacement of structural and other integral items in the building, as well as anticipated costs of upgrades and improvements to the development. The exit fee is 1% of the purchase price, increasing 1% each year and capped at 10% at 10 years, an administration fee of £750 and any outstanding weekly charges of the original purchase price upon leaving Regents Gate. Lifestyle Amenities Fee – there will be a small charge for the use of the Lifestyle hub but this will only be in place once the development is 75% occupied and will be decided with residents and choice of activities. Currently not in place

##### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

##### Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



Floor Plan

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

Floor Area from EPC -  
645.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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