

25 CASTLE COURT HELMSLEY



A well-presented ground floor apartment with a sunny, south facing aspect, located within the exclusive Castle Court development, close to the centre of Helmsley.

522 square feet comprising:
Entrance vestibule – Living Room – Kitchen
Two bedrooms – Shower room
Private parking space
Attractive communal gardens.
No Onward Chain

GUIDE PRICE £205,000

A nicely appointed ground floor apartment situated within a well regarded and sought after development for the over 50's, only a short walk from the centre of Helmsley.

25 Castle Court has a bright and sunny aspect, being positioned on the southern edge of the development and has an open view towards Helmsley castle. The apartment has had a number of updates with an attractive modern kitchen and stylishly fitted shower room. In all 522 square feet and provides private entrance hallway, living room and the breakfast kitchen. Two bedrooms and a shower room. The property is fully double glazed and has electric central heating.

Number 25 is situated on the approach to the development, and is surrounded on two sides by attractively landscaped grounds, with a number of nicely positioned seating areas. There is private parking allocated parking for the apartment. and additional guest parking within the development.



Helmsley is a very attractive market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hostelrys and restaurants and high-class delicatessens the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with lovely walks in Duncombe Park to the south of the town and the Hambleton Hills to the north. The town has a wide range of amenities, including surgery, library, thriving arts centre and recreation ground.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Half glazed front door. Fitted storage cupboard. Inner door.

LIVING ROOM

4.00 m (13'1") x 3.97 m (13'0")

Casement windows to the south, with a pretty view across towards Helmsley castle. Electric panel heater. Telephone point. Television point. Feature fireplace. Coving.



KITCHEN

2.70 m (8'10") x 2.54 m (8'4")

Range of fitted base and wall units incorporating a half bowl single bowl sink unit. Tiled splashbacks. Integrated electric oven. Integrated four ring hob with extractor overhead. Integrated fridge freezer. Automatic washing machine point. Casement window to the front. Electric panel heater.



BEDROOM ONE

3.80 m (12'6") x 3.00 m (9'10")

Casement window to the rear. Electric panel radiator. Pair of fitted storage cupboards. Range of fitted bedroom furniture.



BEDROOM TWO

2.41 m (7'11") x 2.17 m (7'1")

Casement window to the side. Electric panel radiator. .



SHOWER ROOM

2.50 m (8'2") x 2.00 m (6'7")

Corner shower cubicle. Low flush WC. Wash hand basin set into a vanity stand. Casement window to the side. Chrome heated ladder towel rail. Electric shaver point. Fitted airing cupboard with hot water cylinder and immersion heater.



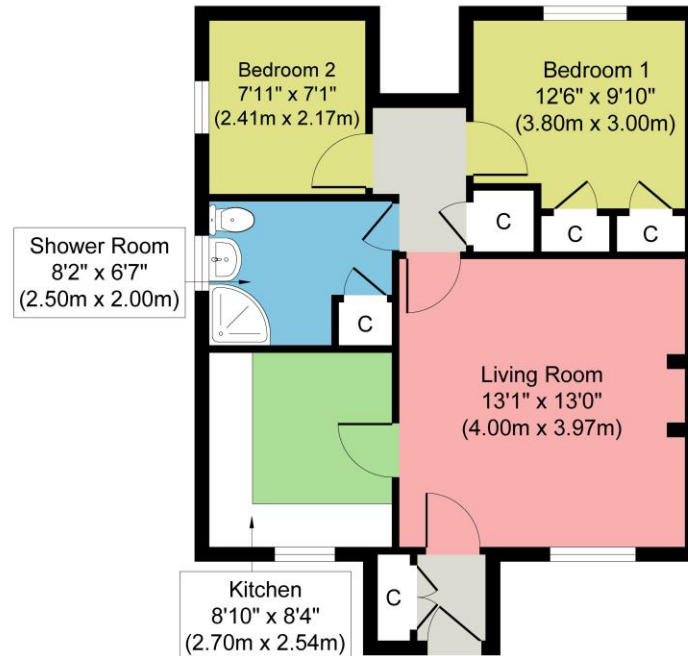
OUTSIDE

25 Castle Court is situated to the corner of Castle Court and Cleveland Way, facing south with a view towards Helmsley Castle.

The property has the benefit of mature and well-tended communal grounds, which surround the apartment to two sides and provide a pleasant, sheltered place to sit out and enjoy the grounds.



There is allocated parking within the private parking area and further guest parking available.



Approximate Floor Area
522 sq. ft
(48.45 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Services: Mains water, electricity and drainage.
 Council Tax: Band C (Ryedale District Council).
 Tenure: Leasehold on a 999 year lease, dated October 1988.
 Post Code: YO62 5AZ.
 Service Charge: £110 PCM.
 Ground rent: £25.00 PA
 Post Code: YO62 5AZ.
 EPC: Current C/72 Potential C/76

*Measurements are taken in metres to the nearest tenth of a metre on a wall-to-wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property. **MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.*

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