40 GREENDALE COURT

BEDALE, DL8 1FB

£95,000

LEASEHOLD

A spacious and bright one double bedroomed apartment situated on the first floor of a purpose built development for the over 60's. The property offers well presented accommodation, ideal for downsizers wanting an easy independent lifestyle close to the town centre, doctors surgery and leisure centre. Communal facilities include gardens, car park, laundry room, guest suite and a lounge.

NORMAN F.BROWN

Est. 1967

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• Exclusive Development For The Over 60's • One Bedroom Apartment • First Floor Position • No Onward Chain • Electric Heating System • Located Just Off The Bedale Town Centre & Close To Amenities • Communal Parking & Gardens • Independent Lifestyle • Video Tour Available • Enquire Today For Your Personal Viewing

The Property

This excellent first floor apartment opens into a hallway which has a useful walk in store cupboard with shelving to both sides. The sitting room offers a spacious bright space which can accommodate dining and sitting room furniture and has French doors opening to Juliet balcony overlooking the attractive communal gardens. Off the sitting room is the kitchen which has a range of wall and base units, integral appliances including an electric oven and hob, fridge and freezer plus space for a washing machine. There is also a stainless sink under a double glazed window looking out over the communal gardens.

The double bedroom has a fitted wardrobe with mirror fronted folding doors and has a range of hanging space and shelves. The shower room has a large step in shower with glazed screen and sliding doors, a low-level WC and a washbasin set into a vanity unit. There is also an extractor fan, electric towel rail and mainly tiled walls. The property is served by double glazed windows and electric night storage heaters and has a range of communal facilities including:

Call points in every room for direct contact with the House Manager and there is emergency 24-hour Careline cover.
Residents Lounge with kitchen facilities.
Guest Bedroom with Ensuite Shower Room
Laundry Room
Refuse Room
There are attractive well stocked landscaped gardens surrounding the property for the use of the residents.
There is on-site residents parking.
Secure gated residents passage from the car park to the High Street giving quick and easy direct access on foot to the cafés, pubs and restaurants, shops and weekly markets.

Location

Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links include a regular bus to Northallerton from the town centre and close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour’s drive away.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – B

Tenure – We are advised by the vendor that the property is Leasehold.

Lease Details - 125 years from 1st March 2005
Service Charge - £3528.80 pa
Ground Rent - £395 pa

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Electric Night Storage heaters

Water – Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:
• Verify the identity of all buyers
• Check the Politically Exposed Persons and
• Check the Sanctions registers.
• Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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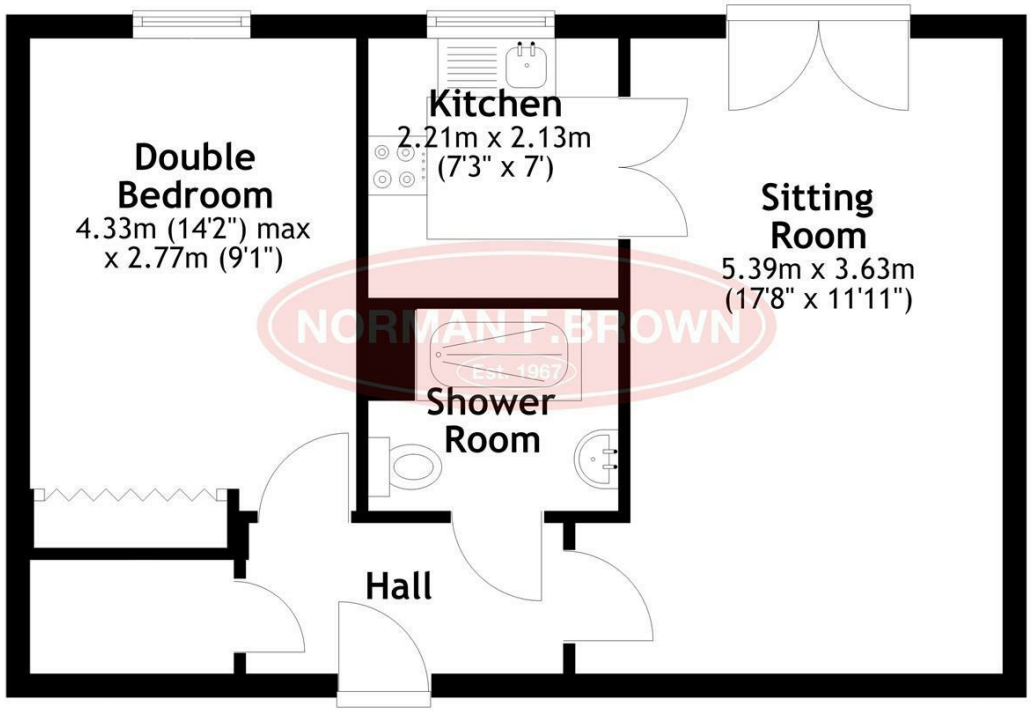
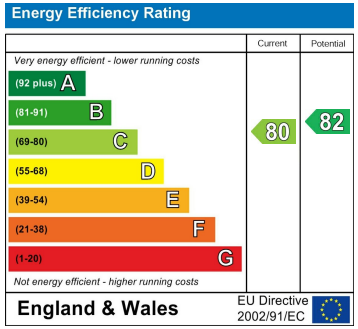
Ground Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 44.5 sq. metres (479.5 sq. feet)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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