



4 ALEXANDRA COURT BEDALE, DL8 2UQ

£100,000
LEASEHOLD

A great opportunity to modernise this ground floor two bedroom apartment located to the rear of this purpose built development. The property will appeal to buy to let investors, first time buyers, downsizers and is nicely positioned for the Bedale town centre and amenities and has excellent transport links including the A1(M). The apartment benefits from a great layout with electric storage heaters, a communal car park and offers buyers lots of potential to put their own stamp onto a home.

NORMAN F. BROWN

Est. 1967

4 ALEXANDRA COURT

- Two Bedrooms • Ground Floor Apartment • Close To Bedale Town Centre • Communal Car Park • In Need Of Modernisation • Great Layout • Electric Heating & Double Glazing • Ideal For Buy To Let, Downsizers Or First time Buyers • Enquire Today For Your Personal Viewing • No Onward Chain



The Property

Welcome to this charming two-bedroom ground floor apartment located in the desirable Alexandra Court, Bedale. Spanning an area of 656 square feet, this property offers a wonderful opportunity for those looking to create an ideal living space, as it is in need of updating. The property is currently occupied by a tenant so may appeal to buy to let investors as well as downsizers and first time buyers.

Upon entering from the communal entrance, a welcoming hall leads to a spacious living room, perfect for relaxation and entertaining. The apartment features a well-proportioned kitchen, providing ample space for culinary pursuits. There is one generous double bedroom plus a single bedroom, making it suitable for a guest room or a study.

The bathroom comprises of a bath with a shower over, a low level W.C and a pedestal mounted wash basin. Additionally, the property benefits from electric heating, ensuring comfort throughout the year. An allocated parking space adds to the convenience of this apartment.

Situated close to the town centre, residents will enjoy the convenience of local amenities, shops, and services just a short stroll away. This location offers a perfect blend of tranquillity and accessibility, making it an attractive option for both first-time buyers and

investors alike.

In summary, this ground floor apartment in Alexandra Court presents an attractive investment opportunity or a fantastic chance to create a personalised home in a prime location. With its potential for modernisation and proximity to the town centre, it is a property not to be missed.

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 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. Please Note the property is tenanted and a minimum

of 24 hour notice is required for appointments as per the tenancy agreement.

Tenancy is currently on a Statutory Periodic Tenancy following the initial AST at £600pcm.

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 Length - 200 years from 20.1.1994

Service Charge 2025 - £900p.a (2025) Ground Rent £0p.a

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Electric Night Storage Heaters

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband:

Current Provider: None

Checker: www.checker.ofcom.org.uk

Mobile:

Current Provider(s): None

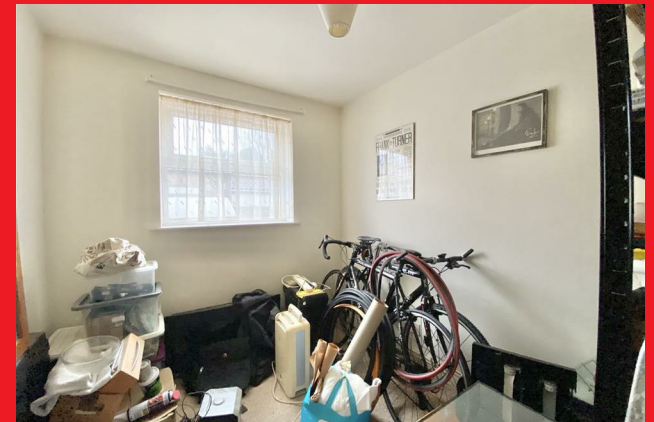
Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

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

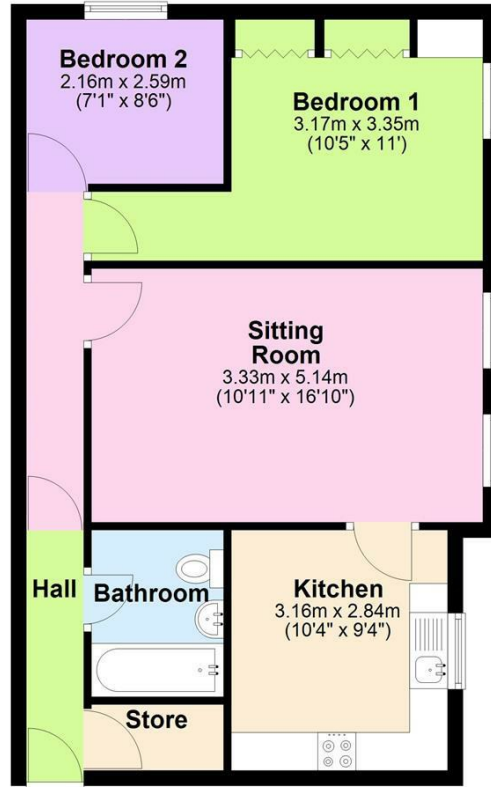
Restrictive Covenants: Not Known

4 ALEXANDRA COURT



Ground Floor

Approx. 57.6 sq. metres (619.7 sq. feet)



Total area: approx. 57.6 sq. metres (619.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

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