

FOR SALE

OIR £95,000

3 Arden Court Northallerton



**SPACIOUS ONE BEDROOM
GROUND FLOOR APARTMENT**

To arrange a viewing contact:



M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

01609- 773567 email: [enquiries @darwin-homes.co.uk](mailto:enquiries@darwin-homes.co.uk)

3 Arden Court, Northallerton

This property is in part of a purpose built complex providing self contained apartments, with separate Communal Lounge and Laundry facilities, but within walking distance of the town centre. The communal garden is laid mainly to lawn but with trees and shrubs, and there is a paved seating area to the door from the Living Room. The property has a 24 hour emergency Appello call system to each apartment. This is a spacious ground floor apartment comprising:

Communal Hallway

Hall with entry phone system, coved ceiling, and doors to:

Living Room 4.34 x 3.45m (14'3" x 11'4") with fire surround, telephone and power points, Creda night storage heater, window and adjacent double glazed door to paved seating area and garden, walk in **Storage Cupboard** with hot water tank.



Kitchen 2.24 x 1.63m (7'4" x 5'4") with fitted ground and eye level cupboard units tiled splashbacks, fitted sink unit with mixer tap, integrated oven and hob unit with extractor hood over, window to rear elevation.

Double Bedroom 5.36 x 2.64m (17'7" x 8'8") with fitted range of wardrobes and bedroom furniture, Creda night storage heater, power points and window overlooking the rear garden.



Shower Room **2.74 x 1.60m (6'8" x 6'0")** with tiled walls, walk-in shower with seat and grip handles, wash basin with vanity unit below, W.C, wall mirror with light, extractor fan.



The property is leasehold and is subject to a bi-annual ground rent to cover maintenance of communal areas.

Tenure Long leasehold of 125 years from 1989. There is a ground rent and annual service charge payable on each apartment.
The occupant must be 60 years of age, in the case of couples the youngest partner must be at least 55 years of age.

Services Mains water, electric, drainage, and telephone.

EPC Rating D.

Council Tax Band Band B as verbally informed by Hambleton District Council

Viewing Strictly by prior appointment with the Agents.

Solicitors Latimer Hinks, Darlington.

Please Note: all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



Contact us for a free no obligation market valuation of your property.

RICS homebuyers surveys available contact ourselves for further details.