

**FOR SALE**

**OIR £135,000**

**22 Applegarth Court,  
Northallerton**



**SPACIOUS WELL MAINTAINED TWO  
BEDROOM FIRST 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)**

## **22 Applegarth Court, Northallerton**

This property is a first floor apartment within a purpose built complex providing self contained accommodation for residents over 55. The property has modern double glazed windows and has Economy 7 electric heating. It is situated within 800 yards of the High Street, has residents parking to the front and a communal garden area to the rear. The front door has a security call system and stairs to the first floor giving access to the apartment:

### **Living Room**

**4.72 x 3.89m (15'6" x 12'9") plus bay 1.45 x 0.61m (4'9" x 2'0")** with front door with spyhole, electric fire, dimplex wall heater, fitted window blinds and curtain, wall mounted security phone, ceiling light and matching twin wall lights, telephone point and power points.



### **Kitchen**

**3.96 x 2.06m (13'0" x 6'9")** with fitted ground and eye level cupboard units, fitted sink unit with mixer tap, fitted oven, integrated 4 ring hob with extractor over, Hotpoint washing machine, LG fridge /freezer, inset ceiling lights.

### **Inner Hall**

**3.28 x 0.98m (10'2" x 3'2")** with shelved storage cupboard, second cupboard housing sealed hot water cylinder and shelving for airing clothes, dimplex heater, phone port and access hatch to loft.

### **Bedroom 1**

**3.20 x 2.97m (10'6" x 9'9")** with range of wall length modern fitted wardrobes, Dimplex wall mounted heater, power points and window overlooking the rear garden area.

### **Bedroom 2**

**3.96 x 1.98m (13'0" x 6'6")** with fitted double wardrobe, Dimplex wall mounted heater, power points and window overlooking the front.



**Bathroom**

1.98 x 1.93m (6'6" x 6'4") with tiled floor and part-tiled walls, panelled bath with Triton electric shower over, wash basin with cupboard under and wall mounted mirror above, heated towel rail and electric wall mounted heater

**Tenure**

Long leasehold of 99 years from 1988. There is a maintenance charge payable on each apartment.  
The occupant must be 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.

**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.