



11 Arden Court
Northallerton, DL6 1EW

youngsRPS 

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Guide Price: £92,500

A well-presented ground floor flat in the popular Arden Court over 55's development. The property consists of a hallway, spacious living room, kitchen, bathroom and a large bedroom. The property has been kept to a high standard with modern kitchen and bathroom fittings.

- Modern Kitchen and Bathroom
- Ground Floor Flat
- Retirement living for Over 60's
- Newly decorated and carpeted
- 24 hour careline facility
- Communal sitting room, laundry and gardens
- West facing aspect
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Youngs - Northallerton 01609 773004





DESCRIPTION A well-presented ground floor flat in the popular Arden Court development. Occupying an enviable ground floor location with a patio door leading to a patio area located in the communal gardens to the front of the development. The property consists of a hallway, spacious living room, kitchen, bathroom and a large bedroom. The property has been kept to a high standard with modern kitchen and bathroom fittings, newly decorated and carpeted.

ENTRANCE HALL Accessed via a well-lit and heated communal hallway, doorway leads to a private carpeted hallway with telecom system and door to the living room, bathroom & bedroom.

LIVING ROOM 11' 7" x 14' 1" (3.53m x 4.29m) A spacious living room with large west facing window and glazed door leading to the communal gardens and patio area. The living room has a carpeted floor covering, electric radiator and a useful storage cupboard housing the hot water cylinder.

KITCHEN 5' 9" x 7' 2" (1.75m x 2.18m) A modern kitchen featuring a range of wood effect wall and base units and a black granite effect work surface with inset grey composite sink and drainer. There is a Beko electric oven and hob, fridge & freezer, wood

effect laminate floor covering, window to the front, tiled splash backs and under cupboard lighting.

BATHROOM 6' 1" x 6' 8" (1.85m x 2.03m) A modern fully tiled bathroom with close coupled WC, wash basin with vanity combo unit surround, wall mounted cupboard and lighting. Easy plumb corner shower with glass and aquaboard enclosure with electric shower unit fitted. A chrome heated towel rail provides heating for the room.

BEDROOM 17' 5" x 8' 7" (5.31m x 2.62m) A large double bedroom with built in wardrobes, wall lighting, window to the front and carpeted floors.

VIEWINGS Viewings are strictly by appointment. Please contact the agent on 01609 773004.

SERVICES Mains electricity, water, drainage are connected. A rated electric panel heating is installed.

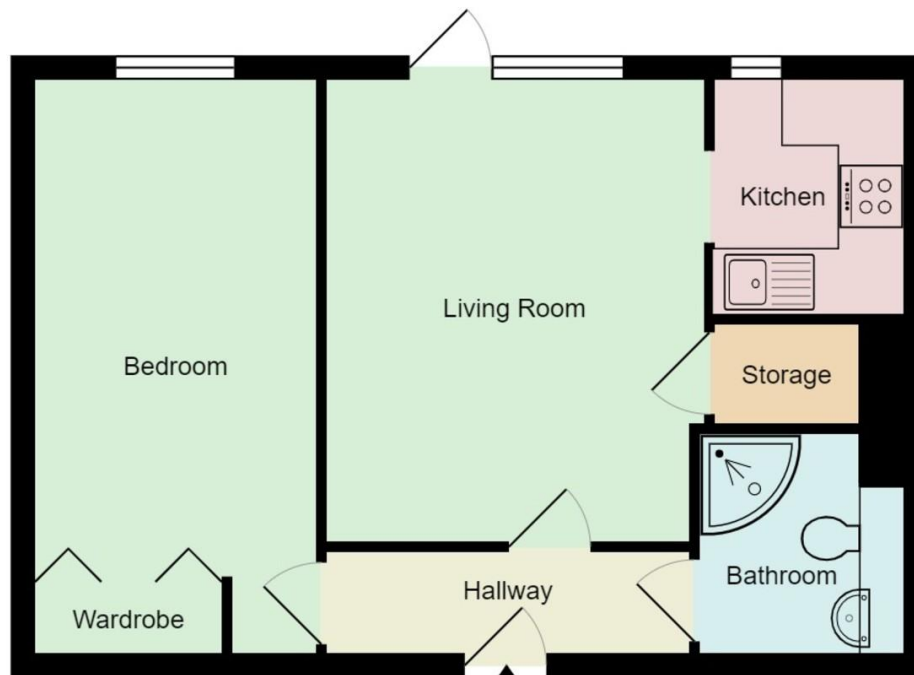
CHARGES Hambleton District Council Tax Band B

AGENTS NOTES Arden Court has been purpose built for retirement living and has the benefit of a communal sitting room

and laundry. There is an on call Warden and 24 hour care line facility and secure entry system.

1. There is an occupancy restriction of 60 years and over and a partner must be 55 or over if applicable. A health assessment may also apply.
2. The property is leasehold and held on a 125 year lease commencing 1989 with a biannual maintenance/ service charge currently of £1107.18 half yearly and ground rent £235.52 half yearly.





All measurements are approximate and for display purposes only.

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