



<p>Walnut Tree House</p> <p><b>FOR SALE</b> 5 LUXURY APARTMENTS</p> <p>ONE Bedroom &amp; Large Office TWO Bedrooms</p> <p>01609 773004</p>	<p>Walnut Tree House</p> <p><b>FOR SALE</b> 5 LUXURY APARTMENTS</p> <p>1 x ONE Bedroom &amp; Large Office 4 x TWO Bedrooms</p> <p>• Underfloor heating throughout • Private on site parking • South facing garden • Fully fitted kitchen • Lift and stairs</p> <p>For more details please contact 01609 773004</p>
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**Walnut Tree House Apartments**  
7 South Parade, Northallerton, DL7 8SE

youngsRPS

# Walnut Tree House Apartments 7 South Parade Northallerton DL7 8SE

A unique opportunity to purchase a prestigious executive apartment located on one of Northallerton's most sought after streets. Cleverly converted, to an extremely high standard, Walnut Tree House comprises 5 luxurious apartments boasting a lift to all floors, modern open plan living kitchens, spacious shower rooms and bright and airy bedrooms. Externally there is gated off street parking and private gardens.

- Luxury 1&2 Bedroom Apartments
- Sought after location close to town centre and mainline train station
- Beautifully converted with luxury fixtures and fittings throughout
- Lift and Secure Entry System
- High level amenity value

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Northallerton 01609 773004





Walnut Tree House apartments are accessed from the rear into an impressive glass fronted communal entrance hall with carpeted flooring, stairs rising to the first and second floors and a lift.

There is a choice of one or two bedroom apartments, available in repeated styles throughout, as well as a one-off penthouse, styled with unique fixtures. All apartments benefit from an abundance of natural light and with a neutral colour palette, creating the perfect backdrop for modern living.

The second floor is where you will find our more exclusive penthouse apartment with large open plan living space, two bedrooms and shower room with Velux window.

Central to the design of each apartment are well-planned kitchens with large islands and integrated appliances, generously proportioned shower rooms and living spaces.

The apartments are accessed via secure gated entry with intercom system. There is a tarmac parking area providing an allocated space to each apartment as well as 4 visitor spaces. To the rear of the plot are 5 private gardens with a patio area and shrubs. Viewing is essential to appreciate the accommodation on offer.

**LOCATION** Situated within the popular market town of Northallerton, within short walking distance of all the facilities and amenities the town has to offer. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire Moors National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits. Regular high speed trains (direct, no change) reach London in 2h 20' and York in just 20 minutes.

**CHARGES** North Yorkshire Council Tax Band TBC.

**TENURE** The apartments are LEASEHOLD & held on a 999 year lease commencing 2023. A management company will be created which will consist of 5 shares, one for each apartment. The owners themselves will agree on management fees to cover

gardening/window cleaning/lift maintenance/insurance etc. There is no ground rent applicable. For more information, please contact the agent.

**SERVICES** Mains water, drainage & electric. Gas central heating. Underfloor heating. EPC Ratings for Apartments 1-4 is C and B for the Penthouse.

**VIEWINGS** By appointment with the agents. Call 01609 773004.

**AGENT'S NOTES** We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and

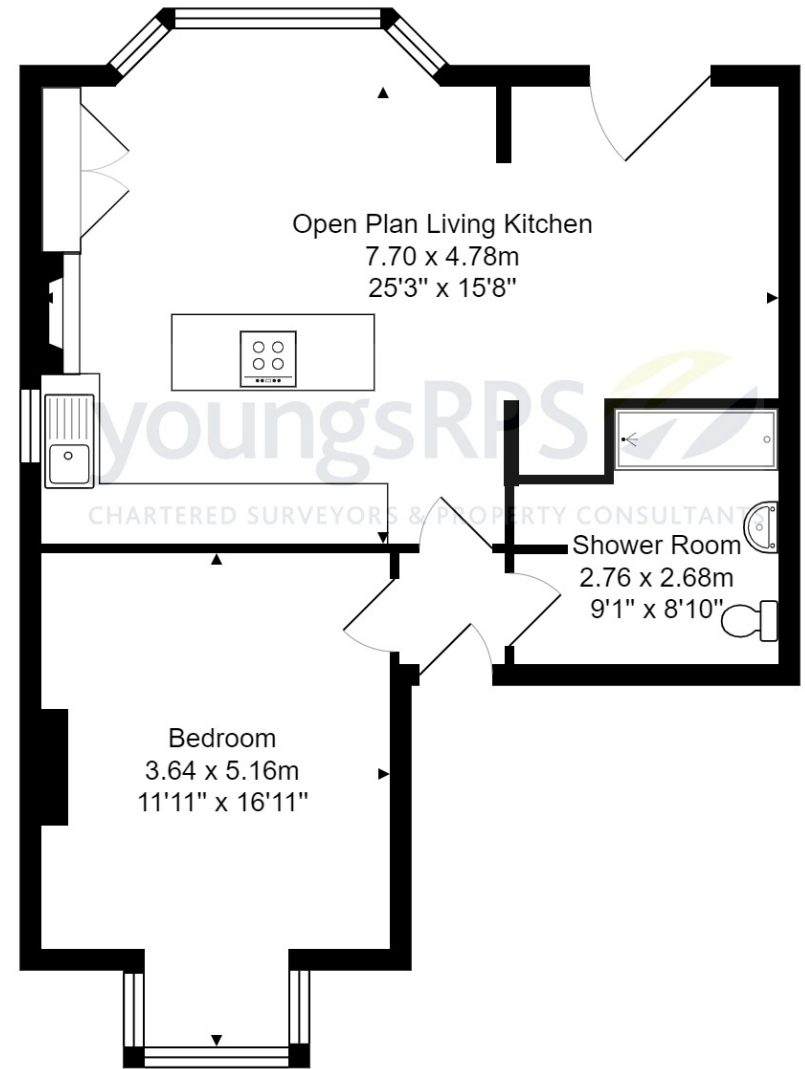
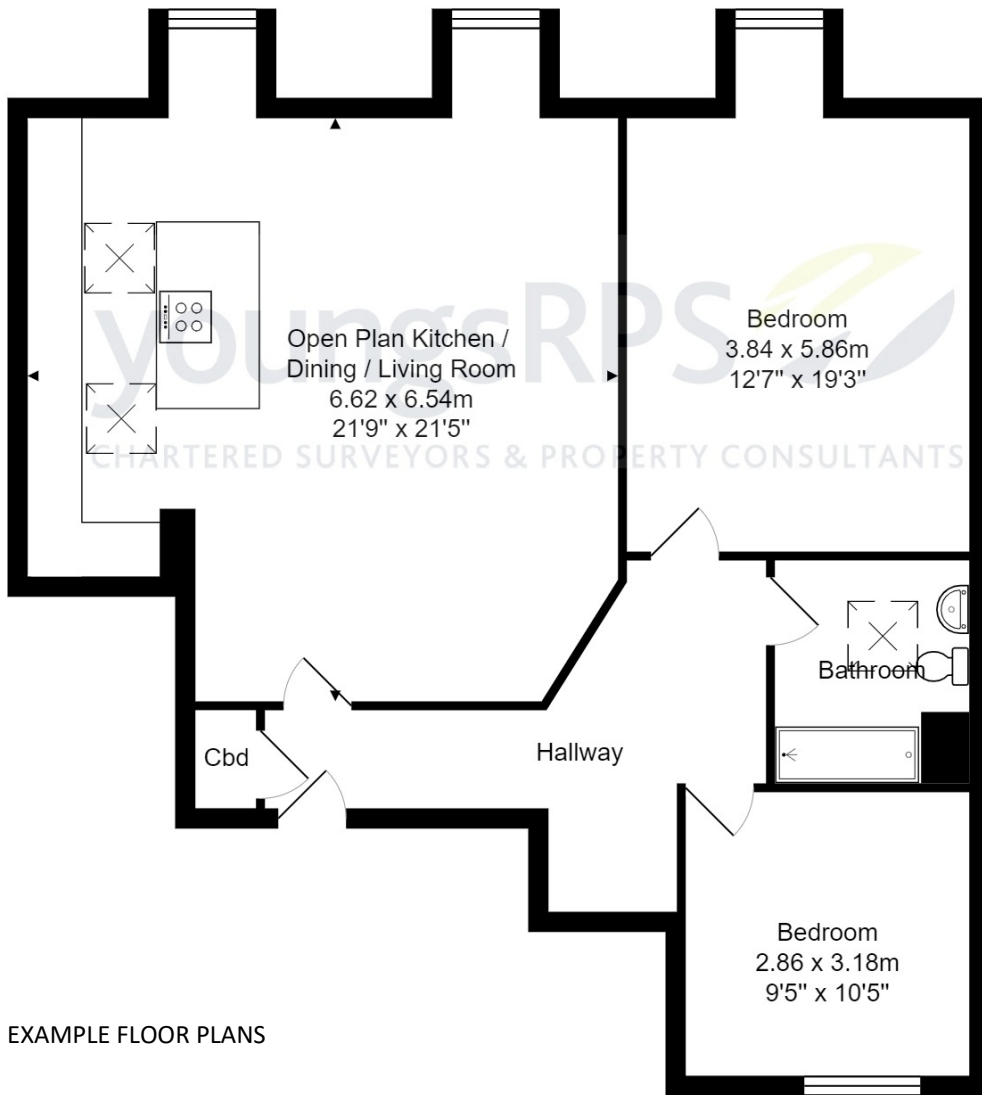


Bin Store

Spacious on site parking area

Secure gated entry system

South facing garden areas



EXAMPLE FLOOR PLANS

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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