



45 Arden Court

Northallerton, DL6 1EW

TO LET £600pcm

A recently refurbished, two bedroomed Leasehold Apartment in this purpose built development of managed retirement homes. Located just a short walk from the town centre this well proportioned second floor apartment has Economy 7 electric heating installed together with uPVC double glazing. The apartment benefits from a House Manager, 24 hour Careline response system, resident's lounge, communal gardens & laundry facilities.

- OVER 60's RETIREMENT LIVING
- Recently refurbished with luxurious shower room & new carpets
- Southwest facing aspect
- Centrally located within walking distance of the town
- 24 hour careline facility

Tel: 01609 773004

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ACCOMMODATION

This second floor apartment has a bright & airy feel as it has an aspect facing towards the southwest. It has been recently updated and has the benefit of new carpets throughout. The property has an L shaped entrance hall with a large walk-in storage cupboard which houses the hot water cylinder which has been replaced in recent years. A spacious lounge/dining room with a pleasant aspect offers comfortable reception space & has a stylish contemporary fireplace with inset electric fire. An archway gives access to a self-contained kitchen with a range of wall & floor units, inset sink and freestanding electric double oven with hob. Two bedrooms are available, both with built-in mirror fronted wardrobes one of which could be used as an additional reception room if preferred. The fully tiled shower room has been modernised & a luxurious walk-in shower cubicle with electric shower, low flush WC & vanity basin with shelved cupboard below has been installed. Arden Court provides Retirement living & has the benefit of both a Warden facility & 24 hour careline. There is has a sociable communal Resident's Lounge, practical laundry & externally, beautifully maintained gardens.

AGENT'S NOTES

There is an occupancy restriction of 60 years & over and a partner must be 55 or over if applicable. A health assessment may also apply.

Ground rent and service charge are payable by the landlord.

North Yorkshire Council Tax Band B

EPC Rating C

RENT

Payable per calendar month.

DEPOSIT

£692.30 or Zero Deposit Scheme Available (Flatfair)

REFERENCES

Applications are independently assessed by a Credit Referencing Company who will research your details at credit referencing agencies. The agencies will record details of the search irrespective of whether your application proceeds. The Credit Referencing Company may use credit-scoring methods to assess your application and verify your identity. A credit reference result is normally obtained within 48 hours.

SERVICES

The Tenant will be responsible for paying for all the main services. Mains electricity, water & drainage are connected. Economy 7

storage heaters provide central heating and an immersion heater supplies hot water.

PERIOD OF LETTING

On an Assured Short Hold Tenancy for an initial period of 12 months.

INSURANCE

The Landlord will insure the property and his contents and the tenant will be responsible for the insurance of his or her contents.

DECORATION

The property is let on the understanding that no decoration will take place without the prior consent of the Landlord.

SMOKING

Tenants are asked to observe a No Smoking policy inside the property.



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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