





A spacious and well appointed one double bed roomed first floor apartment located within a purpose built retirement development close to Northallerton High Street. The property has electric heating and double glazing and the accommodation includes a reception hall with large storage cupboard, spacious living room / dining room which overlooks communal garden, fitted kitchen with integrated oven and hob, double bedroom with built in wardrobe and a refurbished shower room / wc with shower cubical, wc and sink with vanity units below. There is a lift within the building together with communal residents lounge and laundry room. There is also a development site manager. Externally there are communal gardens and parking.







- First floor one double bedroomed apartment with lift access
- Double bedroomed with built in wardrobe
- Fitted kitchen with integrated oven and hob
- Purpose built retirement development with onsite manager ( Tues and Thurs 8.30am to 1.30pm )
- Communal gardens and parking
- Spacious living room / dining room
- Refurbished shower room / wc
- Well appointed living accommodation
- Communal residential lounge and laundry room

#### GENERAL INFORMATION

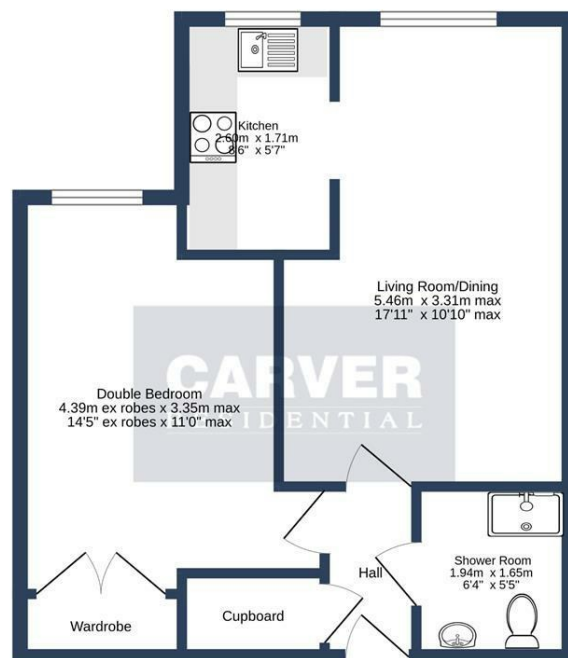
Tenure: Leasehold. 125yr lease from 01/07/1989. Ground Rent £420 per year. Service Charge £2930 per year

Services: Electric heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band B

Occupancy age restriction - 60yr or over for main owner & 55yr or over for partner.



FIRST FLOOR  
42.8 sq.m. (461 sq.ft.) approx.

ARDEN COURT, NORTHALLERTON, DL6 1EW.

TOTAL FLOOR AREA: 42.8 sq.m. (461 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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