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Regents Gate, Finkills Way  
Northallerton, DL7 8DR  
**Price £207,500**

Flat - Retirement  
2 Bedroom/s  
2 Bathroom/s



A luxury two bedroomed ground floor retirement apartment benefitting from a full range of social and leisure facilities that allow you to live an independent life. The accommodation includes a spacious reception hall, lounge/dining area, kitchen area with integrated oven, hob, dishwasher, washing machine and fridge freezer, master bedroom with en suite shower room, bedroom two and a bathroom. Externally there is an allocated parking space and communal gardens. The exclusive development is designed to a high specification to promote trouble-free living in a spacious, open plan environment. Regents Gate offers a wealth of facilities including lifestyle hub, wellbeing suite, library & IT suite, activities hub, treatment room, landscape gardens plus access to on-site hairdresser and bar & restaurant. The market town of Northallerton is within walking distance with plenty to do in the local community and being surrounded by stunning scenery, rolling hills and rural villages. The town centre offers shops to cater for all of your typical living needs with a number of any eating and dining out places within close proximity.





- Two bedroomed ground floor apartment
- Master bedroom with en suite shower room
- Communal landscaped gardens
- Kitchen with integrated appliances
- Allocated off street parking bay
- Wellbeing suite

Tenure: Leasehold - 120 year lease from March 2021. Service Charge: £34.84 per week. Zero ground rent.

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

Double glazing.

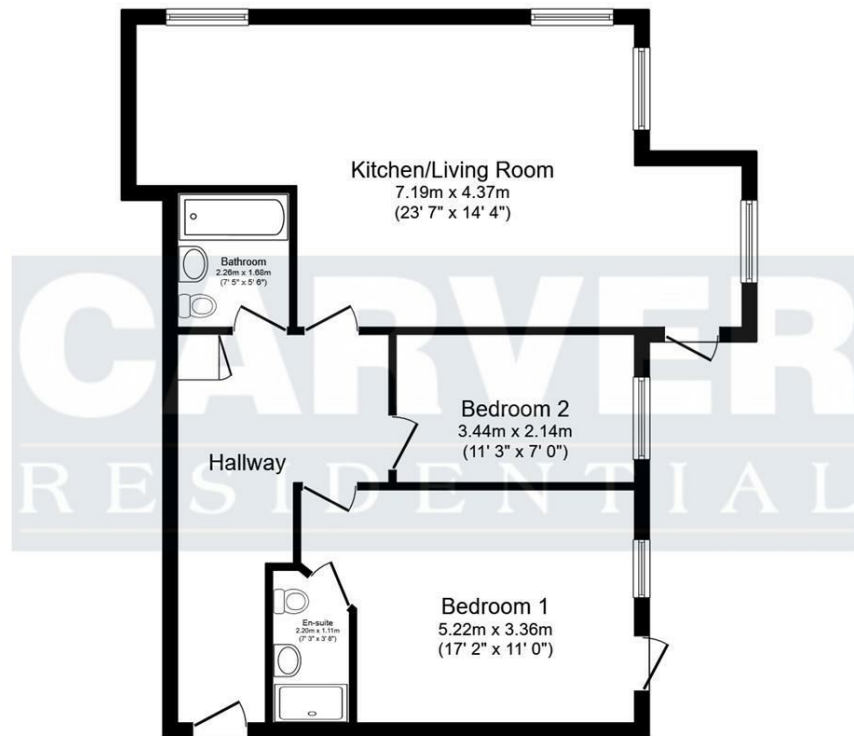
Local Authority: Hambleton District Council (Tax Banding C)

The development is available for over 55's only

Admin Fee: Buyers please note a £750 admin fee is placed on all new builds explained in the legal process once the purchasing process starts

Exit Fee: For whatever reason, if you wish to leave Regents Gate there is an exit fee to support renewal and replacement of structural and other integral items in the building, as well as anticipated costs of upgrades and improvements to the development. The exit fee is 1% of the purchase price, increasing 1% each year and capped at 10% at 10 years, an administration fee of £750 and any outstanding weekly charges of the original purchase price upon leaving Regents Gate. Lifestyle Amenities Fee – there will be a small charge for the use of the Lifestyle hub but this will only be in place once the development is 75% occupied and will be decided with residents and choice of activities. Currently not in place





**Floor Plan**  
Floor area 71.4 sq.m. (768 sq.ft.)

Total floor area: 71.4 sq.m. (768 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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