



49 Greendale Court
Bedale, North Yorkshire

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Bedale, North Yorkshire, DL8 1FB

An Immaculate One Bedroom Second Floor Retirement Apartment

- Spacious Accommodation
- Communal Facilities
- For Over 60's Only
- Secure Retirement Living
- Within Easy Access of Bedale Market Place
- Guide Price: Offers In Excess Of £95,000

SITUATION

A1 (M) Interchange Leeming Bar 2 miles. Northallerton 8 miles. Darlington 15 miles. Durham Tees Valley Airport 20 miles (all distances are approximate).

Greendale Court is conveniently situated in the centre of Bedale with the market place just a couple of minutes' walk away. Bedale is a beautiful and thriving market town in a rural location that is steeped in history.

DESCRIPTION

49 Greendale Court comprises of an immaculate second floor one-bedroom apartment. Greendale Court is a secure retirement living complex for people aged over 60. Call points are fitted in every main room which directly contacts the House Manager. There is also 24 hour Careline Cover. The House Manager lives on site and is available to residents during the day in the House Manager's Office.

The apartment has the benefit of a residents lounge with kitchen facilities, guest bedroom with ensuite, laundry room and refuse room.

There is also a communal landscaped gardens and residents onsite parking. There are regular social events for residents in the communal lounge.

The cost of the Careline Cover, House Warden, communal services including water rates and the immaculate up keep of Greendale Court is covered by an annual service charge of £2,361.83 which is paid half yearly on the 1st March and 1st September. The service charge is paid to First Port. There is also an annual Ground Rent due of £395 which is paid to Estates and Management Services. This is paid half yearly.

49 Greendale Court has been meticulously maintained by the owners; it has been recently decorated. It benefits from new carpets throughout and a recently fitted shower with easy clean panelling.

All of the furniture is available for separate negotiation.

ACCOMMODATION

Entrance

Fitted Storage Cupboard with Shelving. Alarm System. Emergency cord pull.

Living Room

With Dining Area. Light and Airy Room with French doors and Juliette Balcony Looking onto the Garden. Electric Night Storage Heater. Coving.

Kitchen

Range of Fitted Floor and Wall Units. Sink. Range of AEG Integrated Appliances. Coving. Creda Electric Wall Heater.

Shower Room

Large Shower Room. WC. Washbasin. Coving. Tiled.

Bedroom 1

Double room. TV and Telephone Points. Electric Night Storage Heater. Fitted Wardrobe. Coving.

Outside

Outside the property benefits from communal parking and beautifully presented gardens. All residents have use of a private garden which gives access directly onto the market place.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment with Robin Jessop Ltd (01677 425950).

TENURE

The property is leasehold and vacant possession will be given upon completion. There is 111 years left on the leasehold. The title is registered with the Land Registry.

SERVICES

Mains Electricity. Mains Water. Mains Drainage.

BOUNDARIES

The Vendors will only sell such interests (if any) which they have in the boundary fences, walls, hedges and other boundaries separating this

property from other properties not belonging to them.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

METHOD OF SALE

The property is being offered for sale initially by private treaty. If after viewing the property you are seriously interested then please record your interest with Tabitha Bentley BSc (Hons) who is dealing with this property.

OFFERS

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

Please note that if you are the successful Purchaser, it is now a legal requirement to provide two forms of ID. These will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

It would also be helpful when submitting an offer if you could kindly confirm whether your offer is a cash offer, subject to a mortgage or subject to a sale.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact

our office to register your interest to make sure that you are kept informed with regard to the progress of the sale.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE





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Robin Jessop