



**15 GREENDALE COURT
BEDALE, DL8 1FB**

£670 PCM

RETIREMENT DEVELOPMENT - A Ground Floor Apartment for the over 60's, conveniently located close to the town centre and comprising; Hall, Sitting Room, Kitchen, Bedroom, Bathroom, uPVC Double Glazing, Super Tariff Heating, Attractive Communal Landscaped Gardens, Parking.

NORMAN F.BROWN

Est. 1967

15 GREENDALE COURT

• RETIREMENT APARTMENT - OVER 60's
ONLY • No Pets, No Smoking • EPC Rating C
(77) • Council Tax Band 'B' • Holding Deposit:
£154 (equiv to 1 weeks rent) to be transferred to
Tenancy Deposit if tenancy proceeds • Tenancy
Deposit: £770



DESCRIPTION

Located on the ground floor close to all amenities, the apartment opens into a hallway which has a useful store cupboard and doors to all rooms. The sitting room offers a spacious bright room with French doors opening out onto the attractive communal gardens. Off the sitting room is the kitchen which has a range of wall and base units with tiled splashbacks, integral appliances including an electric oven and hob, fridge and freezer. The double bedroom has a fitted wardrobe with mirror fronted folding doors. The bathroom has a shower over the bath, a low level WC and a washbasin. The property is served by double glazed windows and electric night storage heaters and has a range of communal facilities including:

Call points in every room for direct contact with the House Manager and there is emergency 24-hour Careline cover.

Residents Lounge with kitchen facilities.

Guest Bedroom with Ensuite Shower Room

Laundry Room

Refuse Room

There are attractive well stocked landscaped gardens surrounding the property for the use of the residents.

There is on-site residents parking.

Private Residents Gate to the Bedale Town Centre

TERM

6/12 Months Certain (Assured Shorthold Tenancy).

RENT

£670 per calendar month in advance, exclusive of rates and all other outgoings.

HOLDING DEPOSIT

£154 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£770

CONTENTS INSURANCE

The tenant is responsible for arranging their own contents insurance.

APPLICATION PROCESS & FEES

All applicants shall be requested to complete detailed application forms. We shall undertake comprehensive reference checks which will include right to rent ID checks in accordance with the Immigration Act 2014. In accordance with the Tenant Fees Act 2019 we request that the prospective tenant(s), to reserve the property and to demonstrate commitment to rent the property whilst reference checks take place, pays a holding deposit to ourselves which is equivalent to not more than one week's rent, which shall be put towards the deposit payable at the start of the tenancy (and shall be held subject to conditions, further details upon request).

We are a member of the, The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email admin@tpos.co.uk, website www.tpos.co.uk

Our clients account details are as follows: NFB & DB & JF Brown Clients Account At Barclays Bank, Market Place, Richmond. This account is not interest bearing.

As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a client's money protection scheme of which we are a member (further details available upon request).

RESTRICTIONS

RETIREMENT DEVELOPMENT - Independent living for the Over 60's

No Smokers. Strictly No Pets.

Please note you must have earnings/income of £20,100 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

NOTE

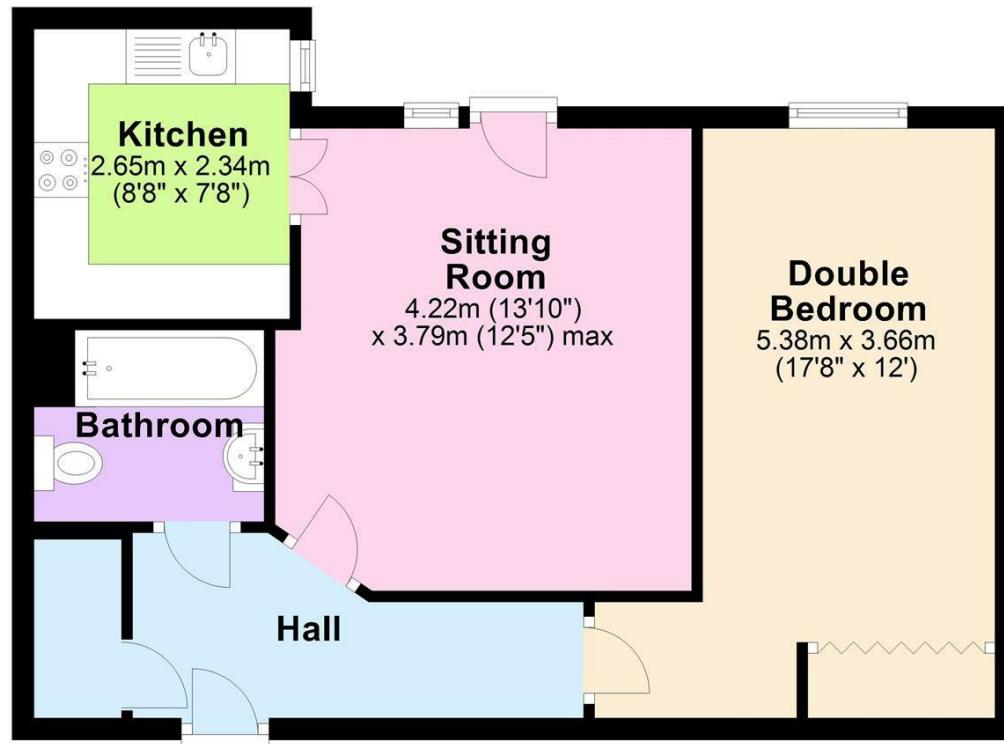
FIRST MONTH'S RENT AND BOND TO BE PAID BY DIRECT TRANSFER INTO OUR CLIENTS ACCOUNT IN ADVANCE OF THE TENANCY START DATE

15 GREENDALE COURT



Ground Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



Total area: approx. 49.4 sq. metres (531.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	84
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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