



## 42 GREENDALE COURT

BEDALE, DL8 1FB

**£650 PCM**

RETIREMENT APARTMENT- A First Floor Apartment for the over 60's, situated in prestigious McCarthy & Stone Retirement Development which is within walking distance of Bedale town centre and local amenities. The accommodation comprises, Hall, Lounge/Diner, Kitchen, Double Bedroom, Bathroom, uPVC Double Glazing, Super Tariff Heating, Attractive Communal Gardens, Parking.

**NORMAN F. BROWN**

Est. 1967

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- RETIREMENT APARTMENT - OVER 60's ONLY • No Smoking • EPC Rating to follow • Council Tax Band 'B' • Holding Deposit: £150 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £750



### DESCRIPTION

Located on the first floor, the apartment opens into a hallway which has a useful store cupboard and doors to all rooms. The lounge/diner offers a spacious bright room with French doors opening out onto a small Juliette balcony with wrought iron balustrading overlooking the communal gardens. Off the lounge 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 WC and washbasin. The property has double glazed windows and electric night storage heaters and there are 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

Assured Periodic Tenancy

### RENT

£650 per calendar month in advance, exclusive of rates and all other outgoings.

### HOLDING DEPOSIT

£150 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

### BOND

£750

### 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](mailto:admin@tpos.co.uk), website  
[www.tpos.co.uk](http://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).

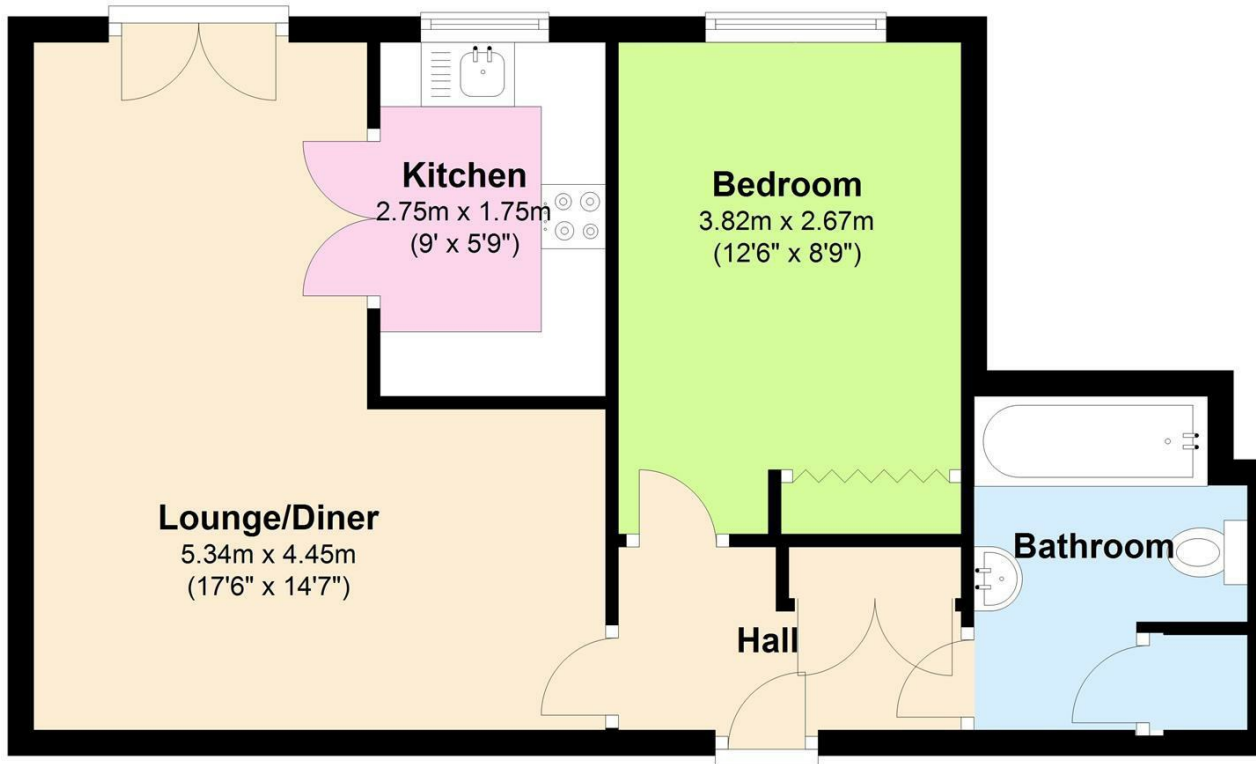
#### RESTRICTIONS

No Smokers

Please note you must have earnings/income of  
£19,500 pa or more to qualify to apply for this  
property. You must also be able to move within 6  
weeks of applying.

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## Ground Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 86                      | 86        |
| (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 |           |

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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