



## 1 ALEXANDRA COURT BEDALE, DL8 2UQ

£110,000

An excellent Ground Floor apartment located in a modern, purpose built development close to the Bedale town centre. The property is well presented with a bright and contemporary feel and offers spacious accommodation and a great layout. The communal areas are well kept and include a communal car park exclusively for the residents of the development and with an electric heating system and double glazing, this is one property not to be missed.

**NORMAN F. BROWN**

Est. 1967

# 1 ALEXANDRA COURT

- Two Bedroom • Ground Floor Apartment • Well Presented Accommodation • Communal Parking • No Onward Chain • Close To Bedale Town Centre & Local Amenities • Ideal For the A1(M) • Electric Heating & Double Glazing • Great Layout • Enquire Today for Your Personal Viewing



## The Property

Take a look at this charming ground floor apartment located in the desirable Alexandra Court, Bedale. This delightful property boasts two bedrooms (one double and one single), making it an ideal choice for couples, downsizers, first time buyers and will appeal to buy to let investors too.

As you enter, the hallway leads to a spacious living room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The kitchen is conveniently positioned just off the living room and comprises of a range of wall and base units with a work surface over with spaces for a washing machine and fridge freezer and built in appliances including an electric hob with an extractor hood over and an electric oven under. The layout of the apartment is thoughtfully designed, ensuring that every inch of space is utilised effectively. The communal parking area adds to the convenience of this property, making it easy for residents and visitors alike.

Situated at the front of the building, this apartment enjoys a prime location close to the town centre, providing easy access to local shops, cafes, and amenities. Whether you are looking to enjoy a leisurely stroll through the charming streets of Bedale or seeking the convenience of nearby facilities, this property offers the best of both worlds.

With no onward chain, this apartment presents a hassle-free opportunity for prospective buyers. The spacious accommodation and pleasant layout make it a wonderful choice for those looking to settle in a vibrant community. Do not miss the chance to view this lovely apartment and envision your new life in Bedale.

## Location

Bedale is a market town and civil parish in the district of

Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

## General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council  
Tel: (01609) 779977

Council Tax Band – B

Tenure – We are advised by the vendor that the property is Leasehold.

Lease Length - 200 years from 20.1.1994

Service Charge 2025 - £900p.a (2025) Ground Rent £0p.a

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Electric Night Storage Heaters

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband:

Current Provider: None

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Current Provider(s): None

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years –  
no

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations

2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately

need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

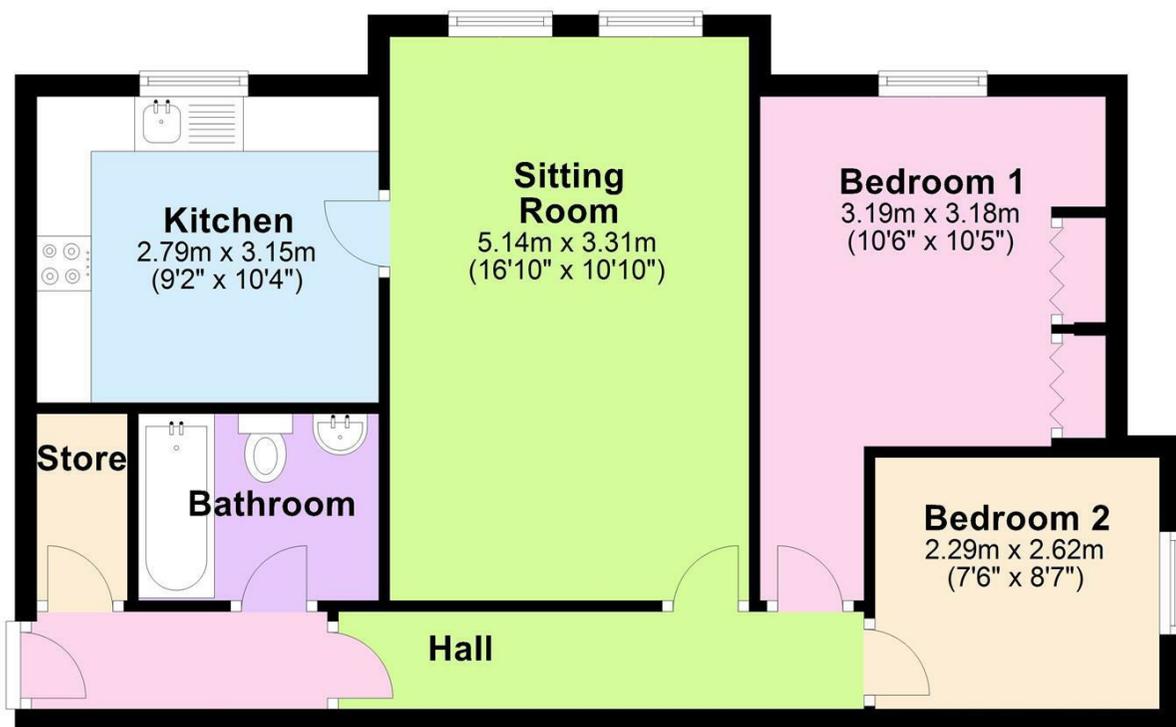
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 1 ALEXANDRA COURT



## Ground Floor

Approx. 57.8 sq. metres (622.7 sq. feet)



Total area: approx. 57.8 sq. metres (622.7 sq. feet)



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>		<b>65</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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