



3 GREENDALE COURT

BEDALE, DL8 1FB

£140,000
LEASEHOLD

An excellent, spacious and bright two bedroom apartment situated on the ground floor of this purpose built development for the over 60's nicely positioned near to the entrance and with access out to the South facing communal garden. Located close to the Bedale Town Centre, the development is ideal for those looking for an easy independent lifestyle and a slower pace of life with a lovely community feel.

NORMAN F.BROWN

Est. 1967

3 GREENDALE COURT

• Two Bedroom Apartment • Ground Floor • Exclusive Development For The Over 60's • Close to Bedale Town Centre & Amenities • Great Communal Facilities - Parking, Gardens, Lounge etc • Electric Heating • Ideal For Those Wanting An Easy, Independent Lifestyle • Enquire Today For Your Personal Viewing • No Onward Chain • Video Tour Available



The Property

This spacious apartment is situated on the ground floor of this conveniently positioned development on the South side. This lovely apartment offers well presented and bright accommodation.

The property enters into a hallway with a useful store cupboard.

The living room is bright and spacious with a door out into the communal gardens and has space for sofas and coffee tables and also has room for dining furniture too plus an electric fireplace with a stone effect surround providing a cosy feel.

Glazed double doors lead through to the kitchen which comprises of a matching range of wall and base units with a work surface over having tiled splashbacks and a single sink with drainer with a window providing a pleasant outlook to the communal garden. There are built in appliances including a 4 ring electric hob with an extractor over with an electric oven and an integrated fridge and freezer.

Bedroom one is an excellent double with built in wardrobes having mirror fronted folding doors and bedroom two is a smaller double or an excellent single. The bathroom comprises of a bath with a shower over, plus a push flush W.C and a washbasin set into a vanity unit.

GREENDALE COURT provides secure independent retirement living for persons over 60 years old. There are call points in every main room for direct contact with the House Manager and there is emergency 24 hour Careline cover.

COMMUNAL FACILITIES

The residents in Greendale Court have the benefit of the

following facilities:-

Residents Lounge with kitchen facilities.

Guest Bedroom with Ensuite Shower Room Available For Hire

Laundry Room

Refuse Room

Car Parking

There are attractive well stocked landscaped gardens surrounding the property with a patio seating area for the use of the residents.

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 – C

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

Lease Length - 125 Years From 7th July 2005

Management Charge - £5293.20p.a (Feb 2025 -Feb 2026)

Ground Rent - £460p.a

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.

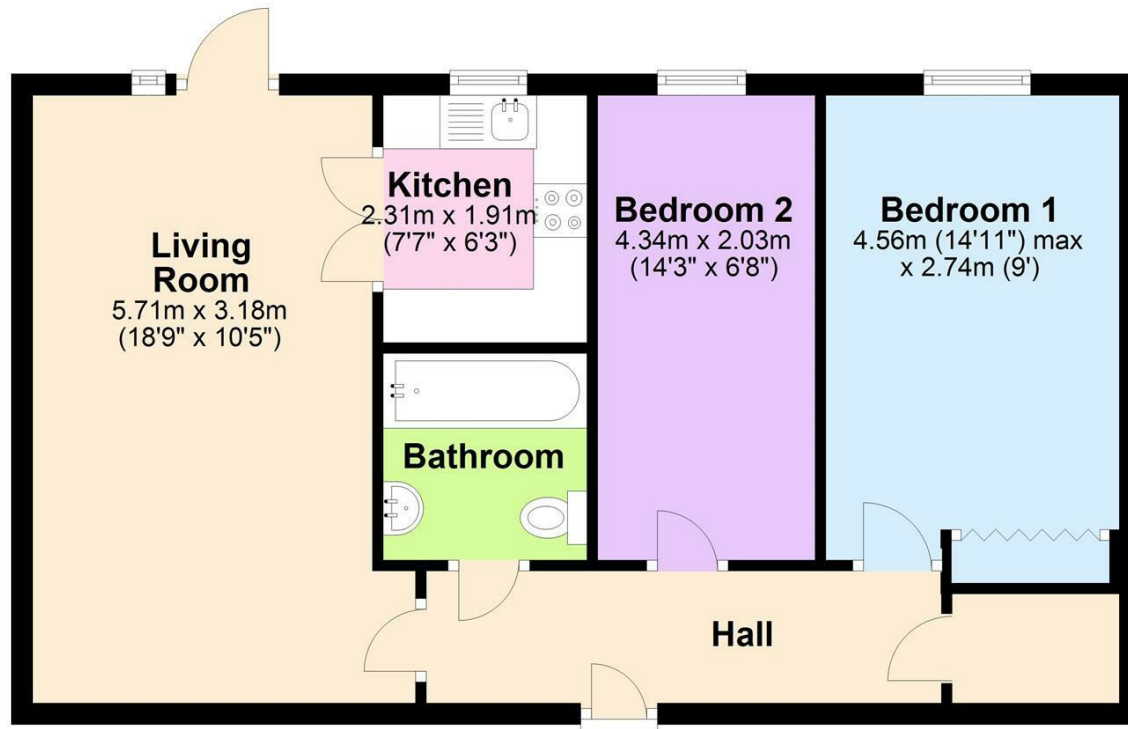
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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Ground Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 57.7 sq. metres (621.1 sq. feet)



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