



£85,000 Guide Price

Vale Court, Knaresborough

Apartment | 2 Bedrooms | 1 Bathroom

01423 276100

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# Step Inside

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## Property Description

A spacious two bedroomed second floor retirement apartment for the over 55's only, situated within this convenient near town centre location.

## Main Particulars

A spacious two bedroomed second floor retirement apartment for the over 55's only, situated within this convenient near town centre location.

This light and airy property is offered with electric heating and comprises; entrance hall with useful airing cupboard, spacious living room with glazed double doors leading to a kitchen with a range of wall and base units and window to side, recently fitted fully-tiled wet room and two good size bedrooms with the master being fitted with a collection of fitted bedroom furniture and a wardrobe.

The apartment was built by McCarthy and Stone and is for over 55's only. There are attractive communal gardens together with a resident's lounge and laundry. There is also visitor parking and a guest suite which is available for visitors and the apartments have a house manager and a 24 hour careline.

The apartment is situated within a short distance of the town centre and recreational facilities which are offered in this popular market town. A nearby railway station has mainline links and a regular bus route.

Vale Court is a highly regarded development of superior apartments, exclusively for those of 55 Years of age and over with lift access, allocated parking, communal gardens and warden controlled access, Vale Court retirement home.

Council Tax Band: C

Tenure: Leasehold

Exclusively for the 55's and over

Service charge £5,777.43 per annum.

Ground rent approx. £290 half yearly

Length of lease - TBC







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



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