

CARVERS

SALES & LETTINGS

Finkills Way

Northallerton, DL7 8DR

Price £147,000

Flat - Retirement

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One bedroomed ground floor luxury retirement apartment benefitting from a full range of social and leisure facilities that allow you to live an independent life. The one bedroom apartment comprises entrance hall with storage cupboard, open plan lounge/dining/kitchen, double bedroom and bathroom. The exclusive development is designed to a high specification to promote trouble-free living in a spacious, open plan environment. Regents Gate offers a wealth of facilities including lifestyle hub, (including wellbeing suite, library & IT suite, activities hub), landscape gardens plus access to on-site hairdresser and bar & restaurant.

The market town of Northallerton is within walking distance with plenty to do in the local community and being surrounded by stunning scenery, rolling hills and rural villages. The town centre offers shops to cater for all of your typical living needs with a number of any eating and dining out places within close proximity.









- One bedroomed ground floor apartment providing exclusive retirement living
- Allocated parking space
- Communal landscaped gardens
- Library and IT suite
- Open plan living accommodation
- Electric heating and double glazing
- Wellbeing suite and Activities hub
- On site Hairdressers and Bar/Restaurant

GENERAL INFORMATION
Tenure: The property is leasehold with 120 year lease from March 2021. Zero ground rent. Service Charge: £34.84 per week
Services: Electric heating, mains electric, water and drainage.
Double glazing
Local Authority: North Yorkshire Band B
Please note the development is available for over 55's only

Other Charges
Admin Fee: Buyers please note a £750 admin fee is places on all new builds explained in the legal process once the purchasing process starts
Exit Fee: For whatever reason, if you wish to leave Regents Gate there is an exit fee to support renewal and replacement of structural and other integral items in the building, as well as anticipated costs of upgrades and improvements to the development. The exit fee is 1% of the purchase price, increasing 1% each year and capped at 10% at 10 years, an administration fee of £750 and any outstanding weekly charges of the original purchase price upon leaving Regents Gate.
Lifestyle Amenities Fee – there will be a small charge for the use of the Lifestyle hub but this will only be in place once the development is 75% occupied and will be decided with residents and choice of activities. Currently not in place

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

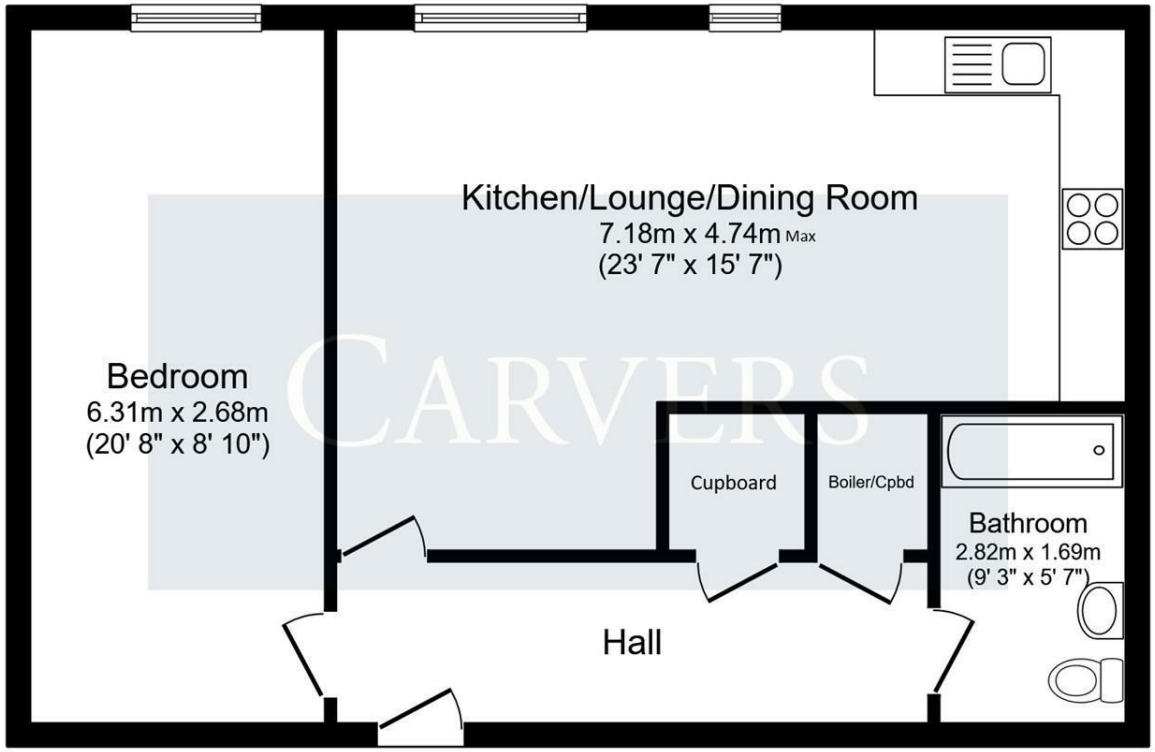
Property Size Information
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



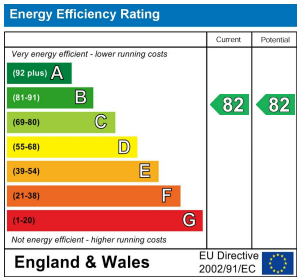








Floor Plan



Property size taken from EPC
688.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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