



**CARVERS**  
SALES & LETTINGS

The Old Station  
Aycliffe Village, Newton Aycliffe, DL5 6HS  
Offers in the region of £110,000

Apartment



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2

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A beautifully presented deceptively spacious GROUND FLOOR APARTMENT with REAR GARDEN and parking. The property enjoys a cul-de-sac location off Aycliffe Village Green and features an entrance hallway, lovely open plan living/dining room opening to a fitted kitchen, large principal bedroom and a second bedroom with French doors. In addition there is a shower room/WC together with sealed unit double glazing and gas fired central heating to radiators, (boiler replaced January 2025). The property has the particular benefit of an enclosed low maintenance garden to the rear with driveway for one vehicle to the side of the property. Aycliffe Village is conveniently placed for access to nearby Darlington and Newton Aycliffe with the A1M within a few minutes drive.



- Ground floor
- Large principal bedroom
- Shower room/WC
- Parking
- Sealed unit double glazing
- Living room opening to fitted kitchen
- Second bedroom with French doors
- Enclosed rear garden
- GCH, (rads) - replacement boiler January 2025
- Conveniently placed village location close to the A1M

## Tenure

Leasehold

We understand that the property has a 999, year Lease commencing 1, January 2019 with approximately 992, years remaining on the existing Lease

There is a Ground Rent / Service Charge payable at approximately £115, per month

We also understand that our client owns 25% of the Freehold, (there are four apartments within the building with each owner having a 25% share of the Freehold)

## Agents Notes

Mains gas, (central heating to radiators), electricity & drainage

Boiler replaced January 2025

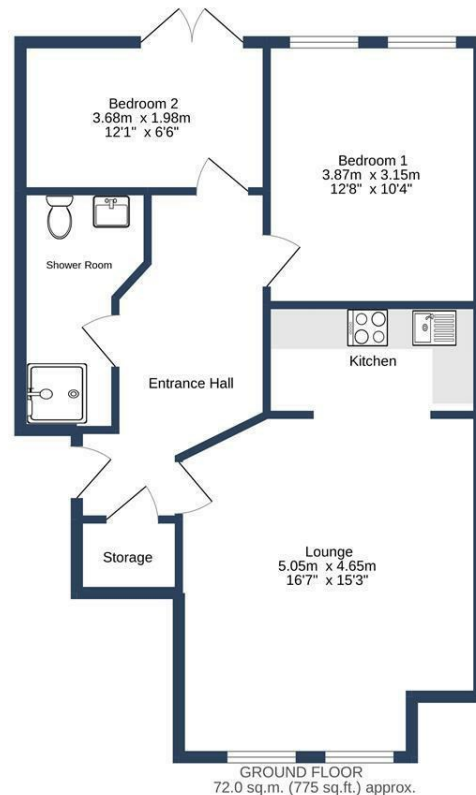
Sealed unit double glazing

Council Tax:- Band A  
Local Authority:- Durham County Council

## Buyer(s) Identification Checks

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.





THE OLD STATION, AYCLIFFE VILLAGE, DL5 6HS.

TOTAL FLOOR AREA: 72.0 sq.m. (775 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		79	79
(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	

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 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
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