



**CARVER**  
**RESIDENTIAL**  
Sales • Lettings • Property Management

Lyon Walk  
Newton Aycliffe, DL5 5LZ

**Offers in the region of £60,000**

Apartment  
2 Bedroom/s  
1 Bathroom/s

70% SHARED OWNERSHIP. A first-floor apartment offered for sale to over 55's and occupying a convenient location within walking distance of shopping facilities, bus routes and doctors surgery. Equipped with gas central heating to radiators and uPVC double glazing the property features an entrance vestibule, first floor hallway with built-in storage cupboard, living room, kitchen with a modern range of floor and wall mounted units, two good size bedrooms and a shower room/WC with modern white suite. The property is offered for sale with vacant possession.





- First floor apartment
- Over 55's
- Two good size bedrooms
- GCH, (rads)
- No onward chain
- 70% shared ownership
- Living room leading to kitchen
- Shower room/WC
- uPVC double glazing

#### Agents Notes

Tenure:- Leasehold

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

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

125, year Lease commencing 1991

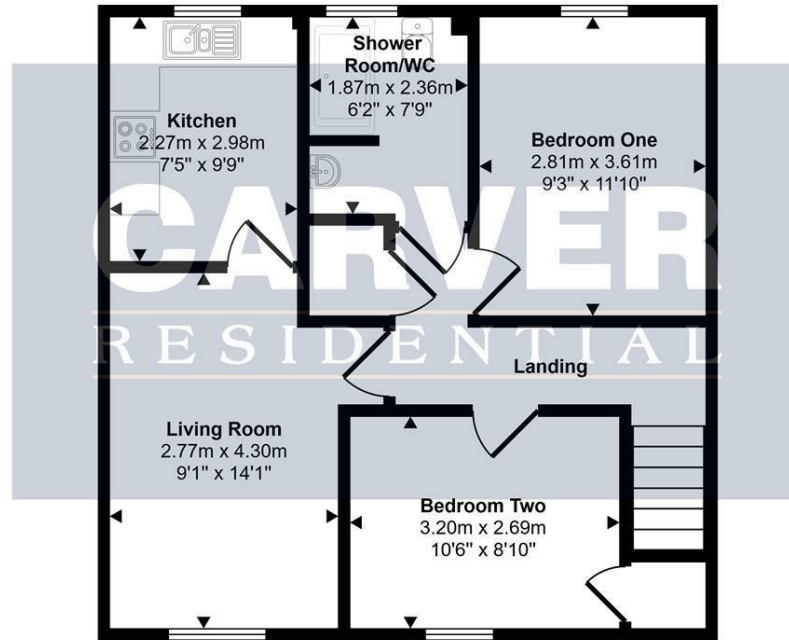
Approximately 91, years remaining on existing Lease, (2025)

Service Charge:- Approximately £134pcm

#### Buyer(s) Identification Checks

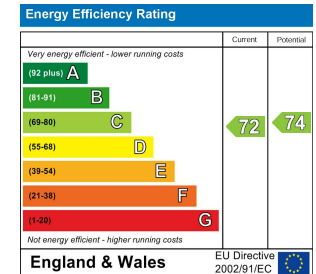
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.

Approx Gross Internal Area  
54 sq m / 576 sq ft



Lyon Walk, Newton Aycliffe

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



We can search 1,000s  
of mortgages for you

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)