



CARVERS
SALES & LETTINGS

Hawkshead Place
Newton Aycliffe, DL5 7DQ
Offers in the region of £85,000

Apartment



Offered for sale with NO ONWARD CHAIN this first floor 2 double bedroom apartment features a spacious entrance hallway with built-in storage cupboards, living/dining room with "Juliet" balcony, fitted kitchen, principal bedroom with "Juliet" balcony, a second double bedroom and a bathroom/WC with overhead electric shower. Externally there is an allocated car parking space. Warmed by gas central heating with uPVC double glazing the property would suit the needs of a wide range of potential buyers.



- First floor apartment
- Dual aspect living/dining room
- Principal double bedroom with “Juliet” balcony
- Bathroom/WC with overhead electric shower
- Immediate vacant possession with no onward chain
- Large entrance hallway with built-in storage cupboards
- Fitted kitchen
- Second double bedroom
- Allocated car parking space
- Ideal starter home or BTL investment

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 2007 / 125, years remaining

Approximately 105, years remaining on existing Lease

Service Charge:- Approximately £140pcm

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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

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. conservatory and/or garage)



Approx Gross Internal Area
57 sq m / 612 sq ft



Floorplan

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Property size taken from EPC
624.00 sq ft

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There may 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.

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