



# CARVERS

SALES & LETTINGS

Carmel Road North

Darlington, DL3 8JB

Price £195,000

Apartment



Retirement property for the 55's and over.

What a beautiful property in a stunning location on Carmel Road North in Darlington's West End!

This one bedroom apartment in the Emerson Court complex overlooks the manicured picturesque garden's, just take a look at amazing outlook from the balcony in the photo's.

Spanning an impressive 624 square feet, this apartment features a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests. The single bedroom is thoughtfully designed to maximise space and light, ensuring a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs.

Emerson Court comes with off street parking, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including shops, restaurants, and public transport links, making daily life both convenient and enjoyable.

This apartment is not just a place to live; it is a wonderful opportunity to embrace a vibrant community in Darlington. Whether you are a first-time buyer or looking to downsize, this property offers a fantastic living experience in a sought-after location. Do not miss the chance to make this lovely apartment your new home.



- Available to the 55's and over
- 1 bedroom
- Superb location, Darlington's West End
- Off street parking
- Stunning outlook over the communal gardens
- Spacious open plan living / dining / kitchen
- Easily accessible property, lift to all floors

#### TENURE

The property is leasehold held on a 999 year lease dating from 2017  
 Annual Service Charge: £2,542.36  
 Ground Rent: £212.56 ( six monthly)

#### GENERAL INFORMATION:

Tenure: Leasehold  
 Services: electric heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding C)

#### Buyers Identification Checks

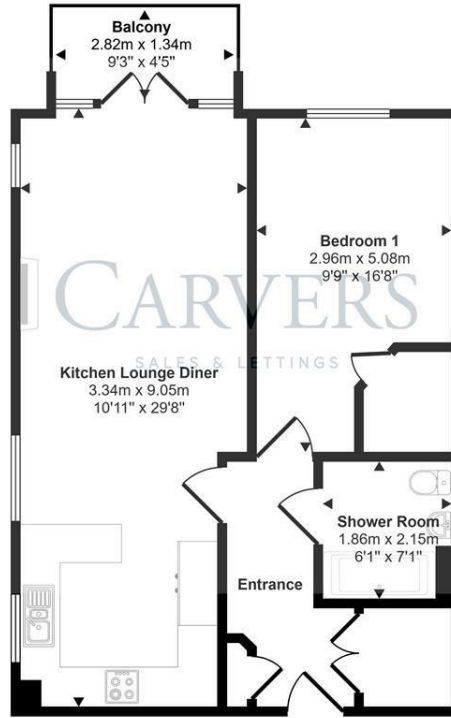
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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

#### 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. this may potentially exclude e.g a conservatory and/or garage)



Approx Gross Internal Area  
59 sq m / 631 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) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>89</b>
(69-80) <b>C</b>		
(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

Property size taken from EPC  
624.00 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
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.

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.