



Occupying a pleasant position within a conveniently located apartment block situated in the heart of Darlington's highly regarded West End, renowned for its leafy surroundings, period character and close proximity to the Town Centre, this ground floor apartment is available with no onward chain.

Available for the over 60's only, the development features excellent security systems including a telephone entry system, 24-hour emergency calls and a dedicated House Manager. Residents will also benefit from a social lounge, where you can relax and catch up with friends, as well as a guest suite that's perfect for visitors. Outside, you'll discover beautifully maintained gardens (the apartment has its own patio area accessed from the lounge) and plenty of greenery, along with car parking facilities.

Internally, the apartment offers thoughtfully arranged accommodation for downsizers or those seeking convenient single-level living. A welcoming entrance hall leads to a bright lounge, benefitting from windows that draw in natural light, while a fitted kitchen provides practical workspace and storage. The property further comprises a comfortable larger bedroom and a well-appointed showeroom, all presented in a layout designed for ease of living.

The property is in a conservation area.





- Well presented ground floor flat
- Situated in the heart of Darlington's West End
- Good size lounge with doors onto a patio
- Larger bedroom with wardrobe
- Lovely shower room
- Accommodation for over 60's only

TENURE

The property is leasehold held on a 999 year lease dating from 2015
Ground Rent: £425.00 annually
Service Charge: £3,247.00 annually

GENERAL INFORMATION:

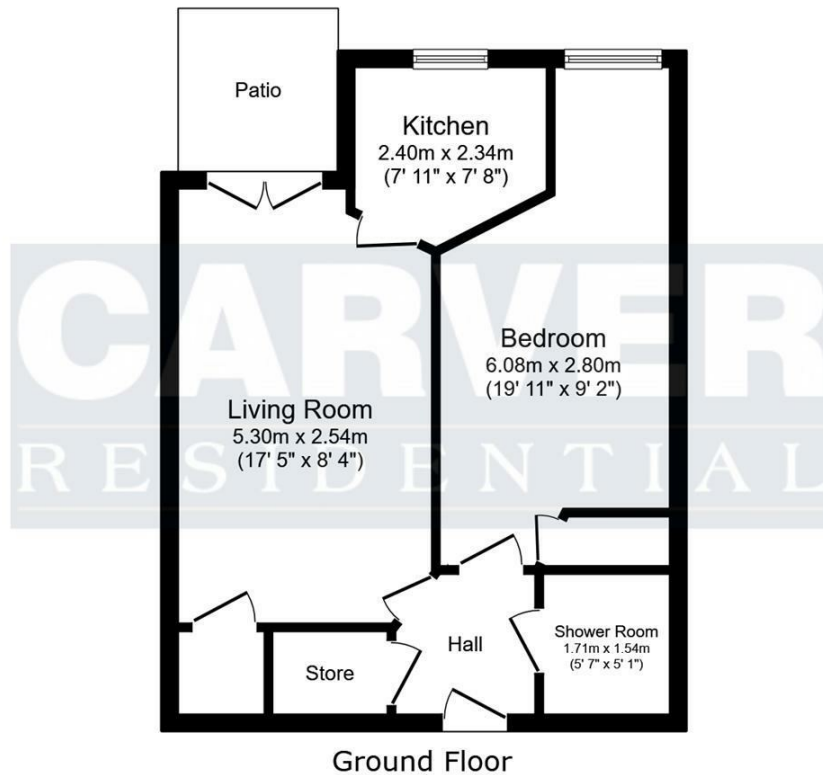
Tenure: Leasehold
Services: Electric heating, mains electric, water and drainage.
UPVC double glazing
Local Authority: Darlington Borough Council (Tax Banding C)

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 a conservatory and/or garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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	

Floor Area from EPC -
527.00 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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MAB 6202



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