



Welcome to this exquisite modern apartment within Emerson Court in the prestigious West End of Darlington. This exclusive purpose-built development is designed specifically for individuals aged 55 and over, offering a serene and comfortable living environment. Secure intercom entry system, with the benefit of a House manager, and communal lounge for residents.

As you enter the apartment, you will be greeted by a spacious hallway featuring built-in storage cupboards, providing ample space for your belongings. The open-plan living and dining area is a highlight of this home, boasting French doors that lead out to a charming private balcony, perfect for enjoying the fresh air and beautiful views. The fitted kitchen is equipped with high-quality appliances, making it a delight for those who enjoy cooking.

This apartment comprises two generously sized double bedrooms. The master bedroom is particularly impressive, featuring a walk-in dressing room and an en-suite shower room, ensuring privacy and convenience. A further well-appointed bathroom is also available, catering to guests and residents alike.

The development is surrounded by beautifully landscaped gardens, complete with seating areas where you can relax and soak up the sun during the warmer months. Additionally, the property benefits from an intercom entry system, enhancing security and peace of mind.





- No onward chain
- Well regarded West End location
- Security intercom entry system
- Open plan living/diner/kitchen with french doors to private balcony, overlooking gardens
- Residents also benefit from a communal lounge, and house manager
- Purpose built exclusive development age restriction over 55 years of age
- Built to a high specification by Mccarthy and Stone
- Two double bedrooms master having dressing room
- Also having the benefit from a having House Manager, and Allocated parking
- Beautifully maintained gardens where you can enjoy the summer sunshine

TENURE

The property is leasehold held on a 999 year lease dating from 2017

Ground Rent: £495.00 approximately per annum

Service Charge: £3,813.60 water and drainage, cleaning of the communal area and gardening is included in the service charge

GENERAL INFORMATION

Tenure: Freehold

Services: underfloor electric heating, mains electric, water and drainage.

Double glazing

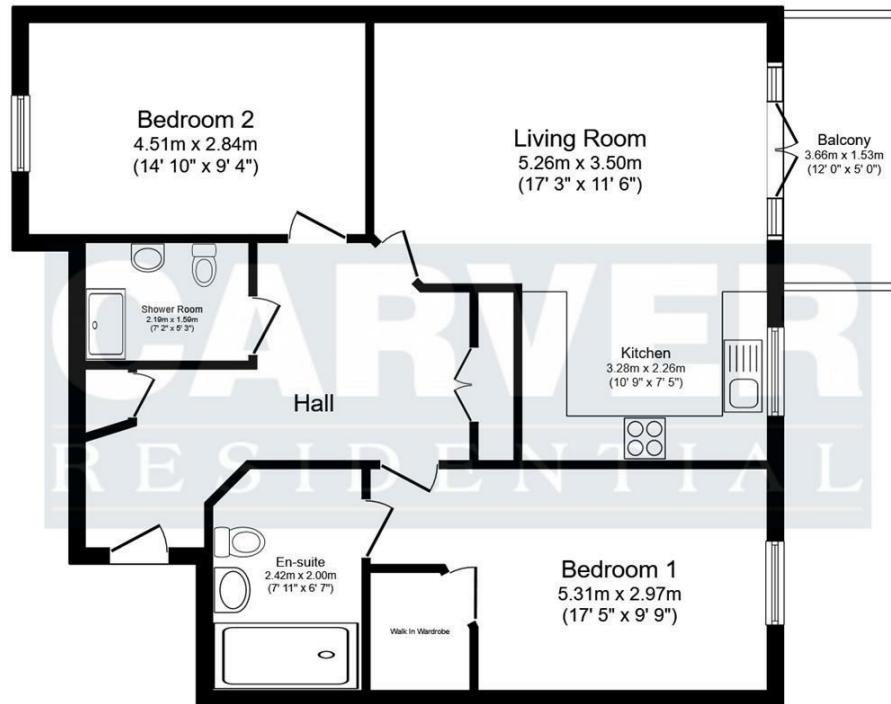
Local Authority: Darlington Borough Council (Tax Banding D)

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)



Floor Plan

Floor area 80.3 sq.m. (865 sq.ft.)

Total floor area: 80.3 sq.m. (865 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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 - sq ft

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MAB 6202



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