



# CARVERS

SALES & LETTINGS

St. Cuthberts Place

Darlington, DL3 7UX

Offers in the region of £80,000

Apartment



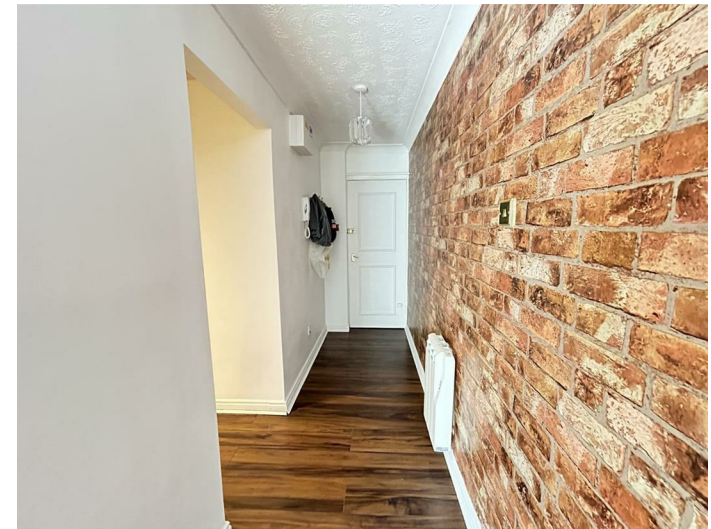
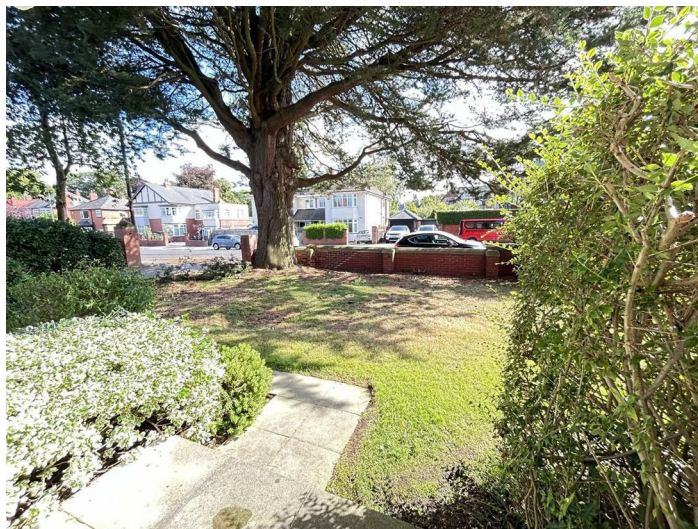


Welcome to this charming one-bedroom ground floor apartment located in the desirable St. Cuthberts Place, within the West End, well placed within minutes walk from the vibrant town center. This modern property is perfect for first-time buyers seeking a comfortable and convenient living space. With no onward chain, you can move in without delay and start enjoying your new home right away.

The apartment features a well-proportioned reception room that provides a welcoming atmosphere, with patio doors to the front, the fitted kitchen is both functional and stylish, equipped to meet your culinary needs. The contemporary shower room and WC add a touch of modern elegance to the property.

This apartment benefits from electric heating and double glazing, ensuring a warm and energy-efficient environment throughout the year. Additionally, residents can enjoy the communal gardens, providing a lovely outdoor space to unwind.

For your convenience, the property includes an intercom entry system and a designated parking bay for one vehicle, making it easy to come and go as you please. variety of shops, cafes, and amenities await.





- No onward chain
- Impressive ground floor purpose built apartment
- Suited to a variety of buyers
- Allocated parking bay
- West End location walking distance to the vibrant Town Centre
- Ready to move into
- Intercom entry system
- Double glazing and electric heating

#### 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.

#### GENERAL INFORMATION:

Tenure: Leasehold

Services: Electric central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

One allocated parking space

#### TENURE

The property is leasehold held on a 999 year lease dating from 1 July 1983

Service Charge: £967 annual (2025)

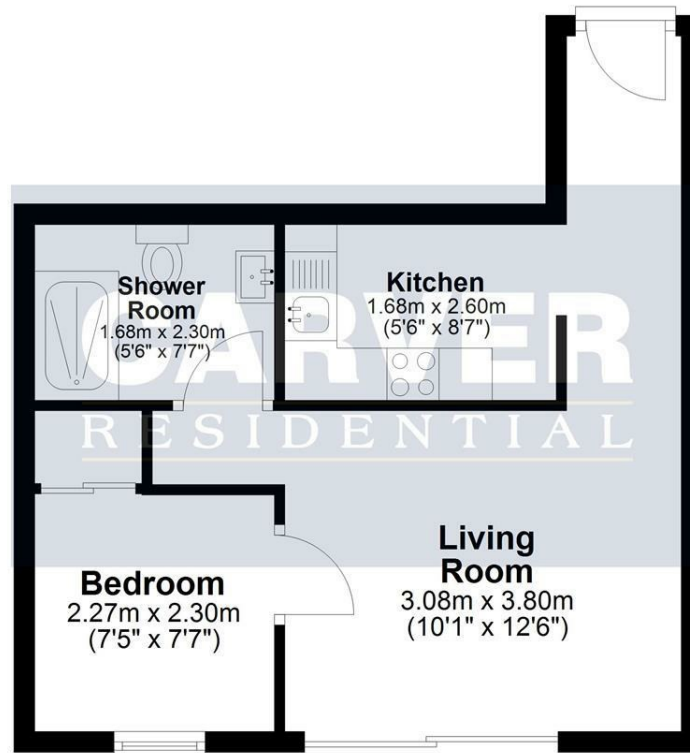
#### Property Size

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)



## Ground Floor

Approx. 13.9 sq. metres (149.7 sq. feet)



Total area: approx. 13.9 sq. metres (149.7 sq. feet)

**17 St Cuthberts Place, Darlington**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</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>                  | 71                      | 79        |
|                                             | EU Directive 2002/91/EC |           |

Property size taken from EPC  
sq ft

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