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SALES & LETTINGS

Rosebay Court
Darlington, DL3 6RS
Price £110,000

Apartment



Low maintenance living with 'literally' town centre convenience!

Welcome to this charming ground floor apartment located in the desirable Rosebay Court, Darlington.

Superbly located next to the hospital and only a short walk from the town centre, this delightful property offers a comfortable living space, for first time buyers, investors or professionals seeking a serene environment. Spanning an impressive 796 square feet, the apartment features a well-proportioned reception room that provides an inviting area for relaxation and entertaining guests.

The accommodation comprises three spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. The layout is thoughtfully arranged to maximise space and light, creating a warm and welcoming atmosphere throughout. The bathroom is conveniently located, ensuring ease of access for all residents.

This property presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of apartment living. With its generous space and practical features, this apartment is sure to attract interest. Do not miss the chance to make this lovely home your own.



- Ground floor apartment
- Suburb location, close to Hospital and Town Centre
- 3 Spacious bedrooms
- Large lounge with patio doors
- Assigned car parking space (further car parking to the rear for visitors)
- Modern bathroom and kitchen
- Perfect for investors and professionals

TENURE

The property is leasehold held on a 125 year lease dating from 1993
Annual Service Charge: £2,641.17

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

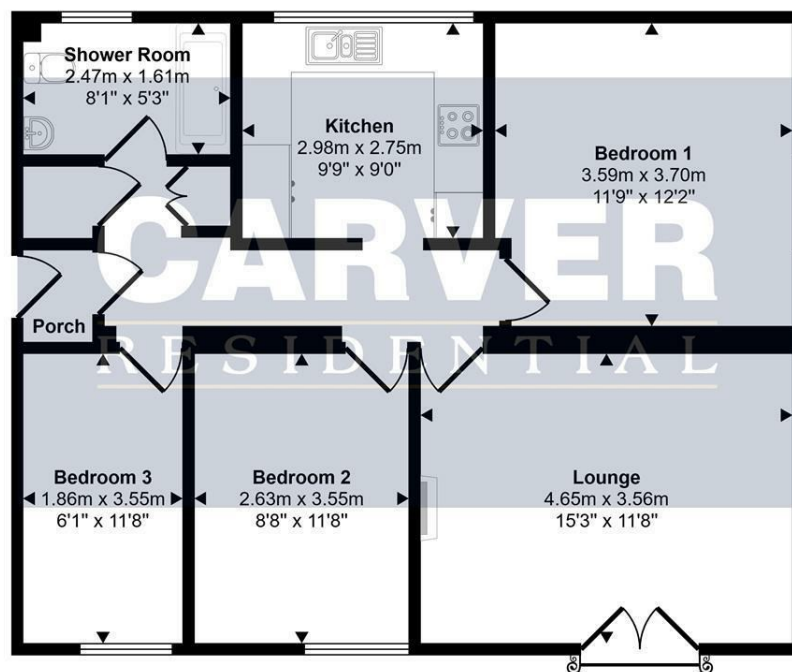
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Property Size

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)



Approx Gross Internal Area
71 sq m / 769 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
796.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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