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Woodland Villa

Greystones Drive, Darlington, DL3 9TN

**Offers in the region of £155,000**

Apartment  
2 Bedroom/s  
2 Bathroom/s

Nestled within the serene and established grounds of Woodland Villa in Darlington, this modern purpose-built apartment offers a delightful living experience. With no onward chain, it presents an excellent opportunity for a variety of buyers, whether you are a first-time homeowner, a downsizer, or an astute investor.

The apartment boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The master bedroom features the added convenience of an en-suite bathroom, ensuring privacy and comfort. The main bathroom is well-appointed, catering to the needs of residents and guests alike.

The spacious living room serves as the heart of the home, perfect for entertaining or enjoying quiet evenings. Natural light floods the area, creating a warm and inviting atmosphere, offering flexibility for use as a dining area, study, or lounge space.

For those with vehicles, allocated parking is a valuable feature, ensuring ease of access. While the apartment does require some decoration, this presents a wonderful opportunity for you to personalise the space to your taste and style.





- NO ONWARD CHAIN
- WEST END LOCATION SITUATED JUST OFF CARMEL ROAD NORTH
- PURPOSE BUILT DEVELOPMENT
- SET WITHIN MATURE, ESTABLISHED LANDSCAPED GARDENS
- TWO DOUBLE BEDROOMS, MASTER HAVING BUILT IN WARDROBES
- SPACIOUS LIVING ROOM WITH VIEWS TO THE FRONT
- WELL PLACED FOR WALKING DISTANCE TO THE VIBRANT WEST END
- ALLOCATED PARKING BAY.
- SUITED TO A VARIETY OF BUYERS.

#### **TENURE**

The property is leasehold held on a 999 year lease dating from 2004  
Ground Rent: inclusive with the Annual Service Charge  
Annual Service Charge: £1492.80

#### **GENERAL INFORMATION**

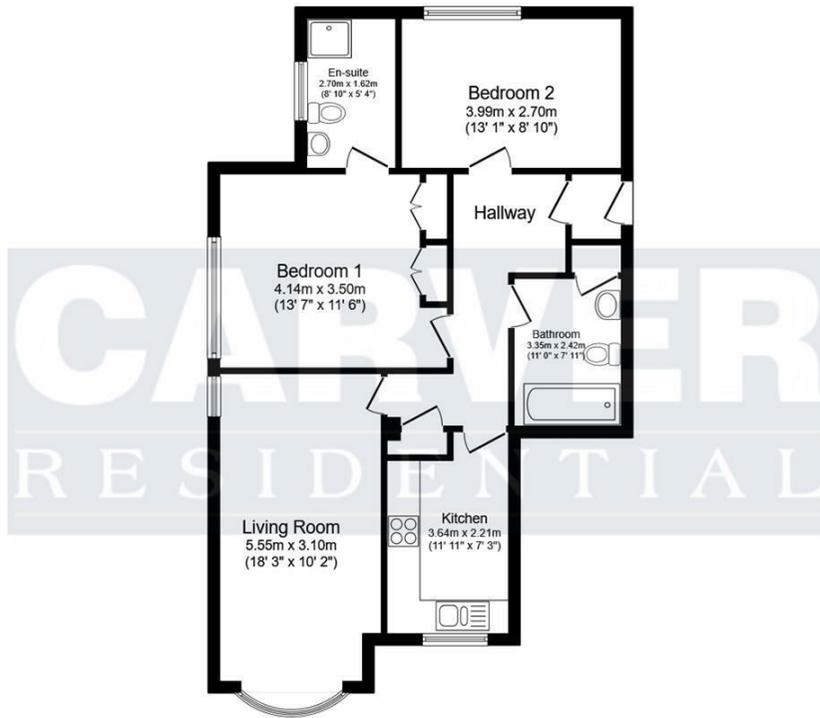
Tenure: Leasehold Services: Gas central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: DBC (Tax Banding C )

#### **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)



**Floor Plan**

Floor area 71.8 sq.m. (773 sq.ft.)

Total floor area: 71.8 sq.m. (773 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(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	

Floor Area from EPC - 828.00 sq ft

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

MAB 6202



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