



**CARVERS**  
SALES & LETTINGS

High Green  
Gainford, Darlington, DL2 3DL  
Price £115,000

Apartment



Ohh, I do love a property with history and a story to tell....

This property started live as an old School house and was once lived in by the legendary Stan Laurel of "Laurel and Hardy" fame!

Real name of Arthur Stanley Jefferson and etched into eternity of the beautiful wood beams of this cracking 1 bedroom apartment we have for sale in the picturesque village of Gainford.

This delightful apartment overlooking the Green offers comfort and convenience. Ideal for individuals or couples seeking a tranquil retreat, the property features a well-appointed reception room that provides a welcoming space for relaxation and entertaining with views out to the River Tees as it meanders past the village.

Living in Gainford means you can enjoy the picturesque surroundings and river walks, enjoying the sense of community that this quaint village offers. With local amenities within easy reach and excellent transport links to Darlington and beyond, this apartment is perfectly positioned for both work and leisure.

Whether you are a first-time buyer or looking to downsize, this apartment presents an excellent opportunity to own a piece of this lovely area and a great story to go with it.

Do not miss the chance to make this charming property your new home.



- Beautiful apartment with history and a great story
- Open plan living and kitchen
- Views over the Gainford Green and the River Tees
- Good transport links
- 1 bedroom
- 3rd floor apartment
- Close to local amenities and school

#### TENURE

The property is leasehold held on a 960 year lease dating from 01/08/1987  
 Ground Rent: £181.00 per month (with variable annual increases)  
 Annual Service Charge: £50.00  
 Parking: Communal with allocated space.

#### GENERAL INFORMATION:

Tenure: Leasehold  
 Services: electric heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Durham County Council (Tax Banding A)

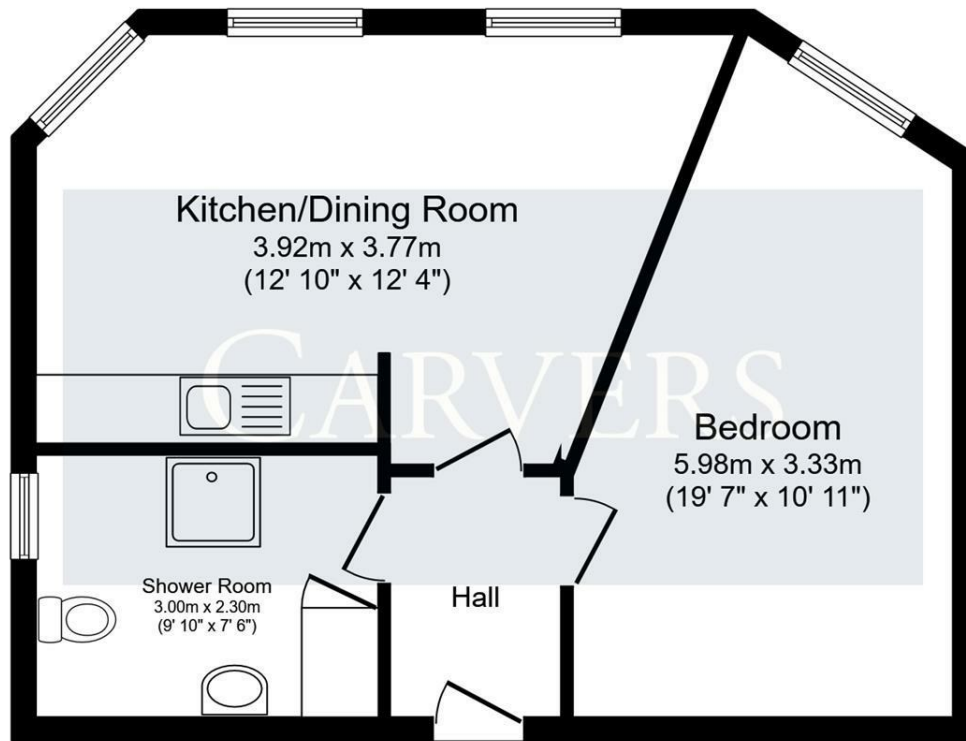
#### Buyers Identification Checks

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.

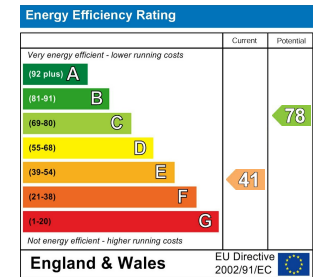
#### Property Size

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 e.g. a conservatory and/or garage)





Ground Floor



Property size taken from EPC  
462.00 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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
 There may 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.

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