



Nestled in the highly regarded West End of Darlington, this stylish ground floor apartment within Emerson Court is a true gem. Built to a high standard by McCarthy Stone, this modern residence is part of an exclusive small development that offers both comfort and elegance.

Upon entering, you will be greeted by a welcoming hallway having a large walk-in utility area with plumbing for washer/dryer. The fitted kitchen offers a host of integrated quality appliances. The living area features French doors that open onto a charming patio, allowing for a seamless blend of indoor and outdoor living. This delightful space is perfect for enjoying the serene views of the mature, established communal gardens, which are south-facing and provide a tranquil retreat for residents.

The apartment boasts a generously sized double bedroom, complete with walk-in wardrobes, ensuring ample storage space while maintaining a clean and uncluttered aesthetic. The well-appointed shower room adds to the convenience and comfort of this lovely home.

Additionally, the property benefits from visitors' parking bays, making it easy for friends and family to visit, and also has the benefit for a residents communal lounge. This apartment is ideal for those seeking a modern lifestyle in a peaceful setting, while still being close to the amenities and attractions that Darlington has to offer.

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- NO ONWARD CHAIN
- SMALL EXCLUSIVE DEVELOPMENT AGE RESTRICTION OVER 55 YEARS OF AGE.
- GROUND FLOOR APARTMENT
- DOUBLE FRENCH DOORS FROM LIVING ROOM TO SOUTH FACING COMMUNAL GARDENS
- WELL REGARDED WEST END LOCATION
- BUILT TO A HIGH SPECIFICATION
- DOUBLE BEDROOM WITH WALK-IN WARDROBE
- LARGE WALK-IN SHOWER ROOM/WC

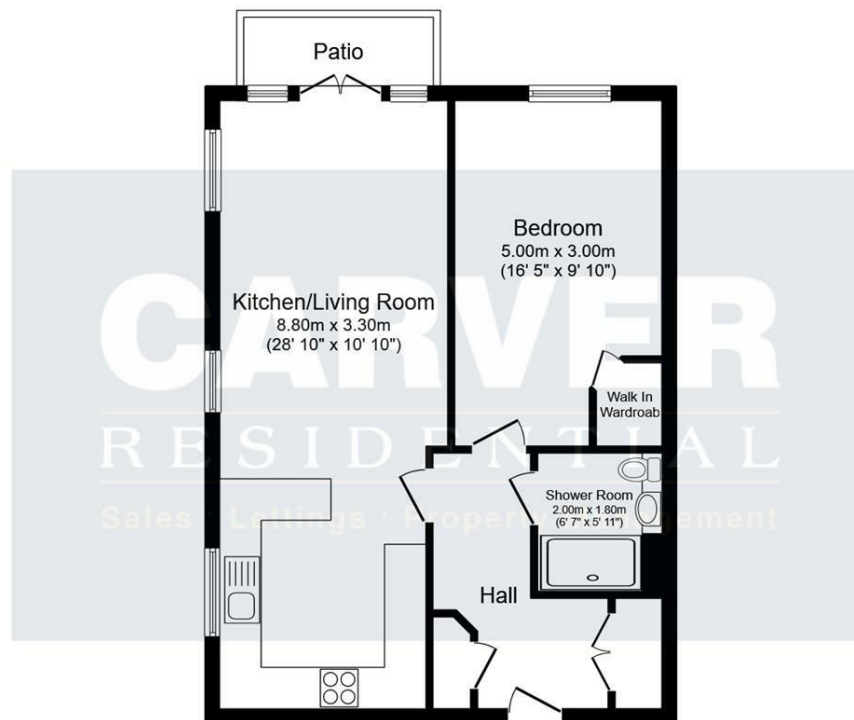
GENERAL INFORMATION

Tenure: Leasehold

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

Double glazing

Local Authority: Darlington Tax Banding C



Floor Plan

Floor area 56.3 sq.m. (606 sq.ft.)

TOTAL: 56.3 sq.m. (606 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	

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