



country properties  
village properties  
town homes  
barn conversions  
building plots

Swain Court  
Darlington, DL2 1DQ

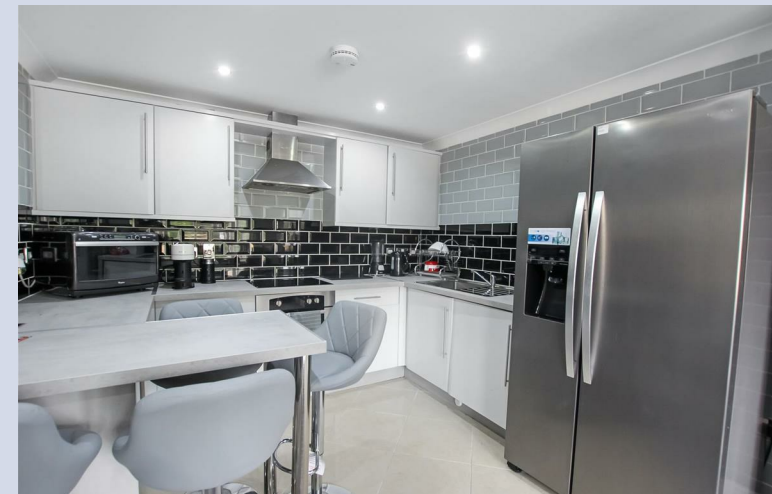
**Offers over £110,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

OFFERED FOR SALE WITH NO ONWARD CHAIN, this stylish two DOUBLE bedroomed ground floor apartment, offers impressive ready to move into accommodation. Suited to a variety of buyers the property offers a spacious entrance hall with useful store cupboard, a large well appointed living room with open plan arrangement, the quality fitted kitchen offers integrated cooking appliances, as well as American style fridge/freezer also having breakfast bar. The two double bedrooms one with fitted wardrobes, and the bath/shower room is fitted with a contemporary white suite together with feature ceramics. The apartment also benefits from a CCTV system.

Externally there are mature established gardens and allocated parking bay.

Middleton-St-George is well placed for access to the market towns of Darlington and Yarm.





#### TENURE

The property is leasehold held on a 999 year lease dating from 2005

Ground Rent: £150.00

Service Charge: Approximately £900 per annum

CCTV included

#### GENERAL INFORMATION

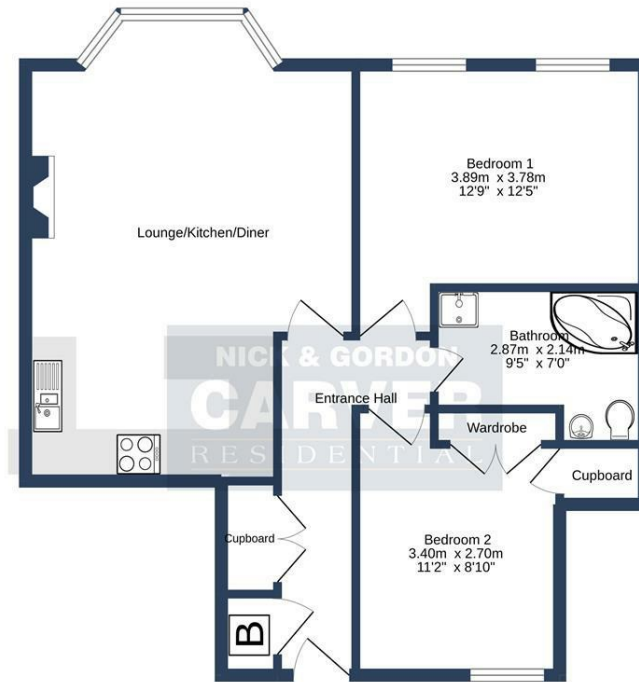
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Darlington (Tax Banding A)

- NO ONWARD CHAIN
- STYLISH/IMPRESSIVE
- MUST BE VIEWED INTERNALLY
- PURPOSE BUILT DEVELOPMENT
- BATH/SHOWER ROOM/WC

- GROUND FLOOR APARTMENT
- POPULAR VILLAGE LOCATION
- SUITED TO A VARIETY OF BUYERS
- TWO DOUBLE BEDROOMS
- MATURE ESTABLISHED GARDENS



GROUND FLOOR  
61.6 sq.m. (663 sq.ft.) approx.

SWAIN COURT, MIDDLETON-ST-GEORGE, DL2 1DQ.

TOTAL FLOOR AREA: 61.6 sq.m. (663 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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>	77	78
(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	

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MAB 6202



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