



Nestled in the sought-after West End location of Carmel Road North, Darlington, this exclusive apartment offers a unique opportunity for those aged 55 years and over. Boasting a purpose-built apartment with no onward chain, this property is ready to welcome you home.

Step inside to discover a beautifully fitted kitchen complete with quality integrated appliances, perfect for whipping up your favourite meals. The communal established gardens provide a serene setting for you to relax and enjoy the outdoors without the hassle of maintenance.

With its convenient location and age restriction, this property offers a peaceful retreat for those looking to settle down in a welcoming community. Don't miss out on the chance to make this house your new home sweet home.



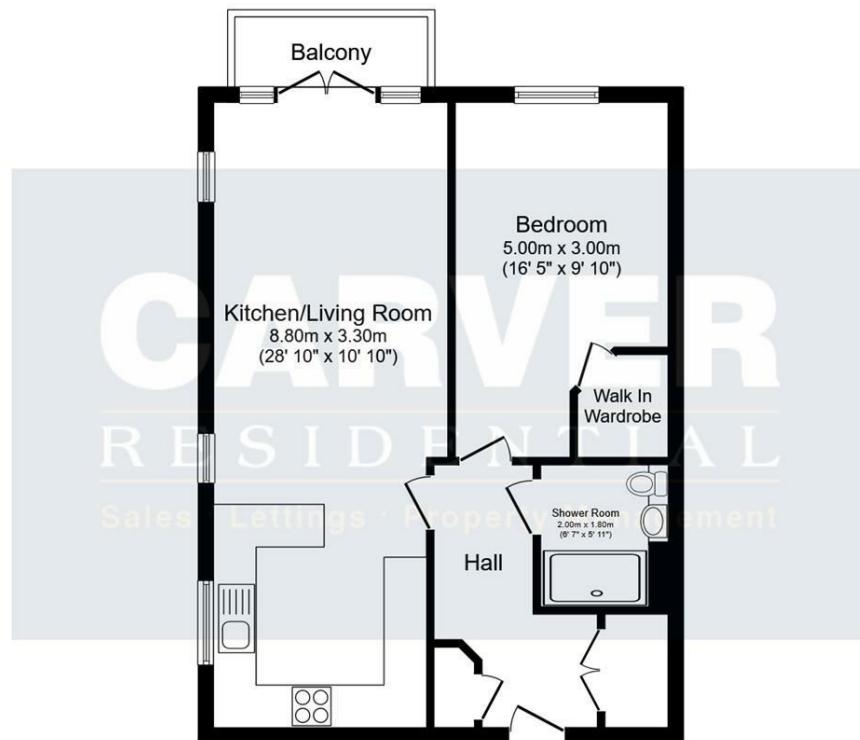


- NO ONWARD CHAIN
- FULLY FITTED KITCHEN WITH QUALITY APPLIANCES
- COMMUNAL MATURE, ESTABLISHED GARDENS
- AGE RESTRICTION OF 55 YEARS AND OVER
- EARLY VIEWING WILL IMPRESS THE DISCERNING BUYER.
- SMALL EXCLUSIVE PURPOSE BUILT DEVELOPMENT
- WALK-IN WARDROBE OFF SPACIOUS BEDROOM
- WELL PLACED FOR SHOPS AND BUS ROUTES
- BALCONY WITH VIEWS TO THE REAR
- LIFT OR STAIRS

#### TENURE

The property is leasehold held on a year 99 year lease dating from 2017

Service Charge: £2,494.08 and combined ground rent and service charge covering the cleaning of the communal hall and gardening of the communal grounds.



Floor Plan

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](http://www.Propertybox.io)

We can search 1,000s of mortgages for you



It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

