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Fairweather Court  
Darlington, DL3 7TS

**Offers in the region of £125,000**

Flat - Retirement  
2 Bedroom/s  
1 Bathroom/s

Welcome to Fairweather Court in Darlington! This modern retirement flat is a gem waiting to be discovered by someone looking for a comfortable and convenient living space. Having the benefit of a lift or stairs. As you step into this purpose-built apartment by McCarthy Stone, you are greeted by a spacious hallway with useful storage cupboards, a large living/dining room, perfect for entertaining guests or simply relaxing. The two double bedrooms offer ample space, the master bedroom having the benefit of built-in wardrobes.

The fitted kitchen is a chef's dream, providing everything you need to whip up delicious meals. The walk-in shower room/WC adds a touch of luxury to your daily routine.

With an intercom entry system, you can feel secure in your new home, knowing that only welcomed guests can enter. The convenience of being within walking distance to the town center means you have easy access to shops, restaurants, and all the amenities you could need.

Please note that buyers must be over 55 years of age.

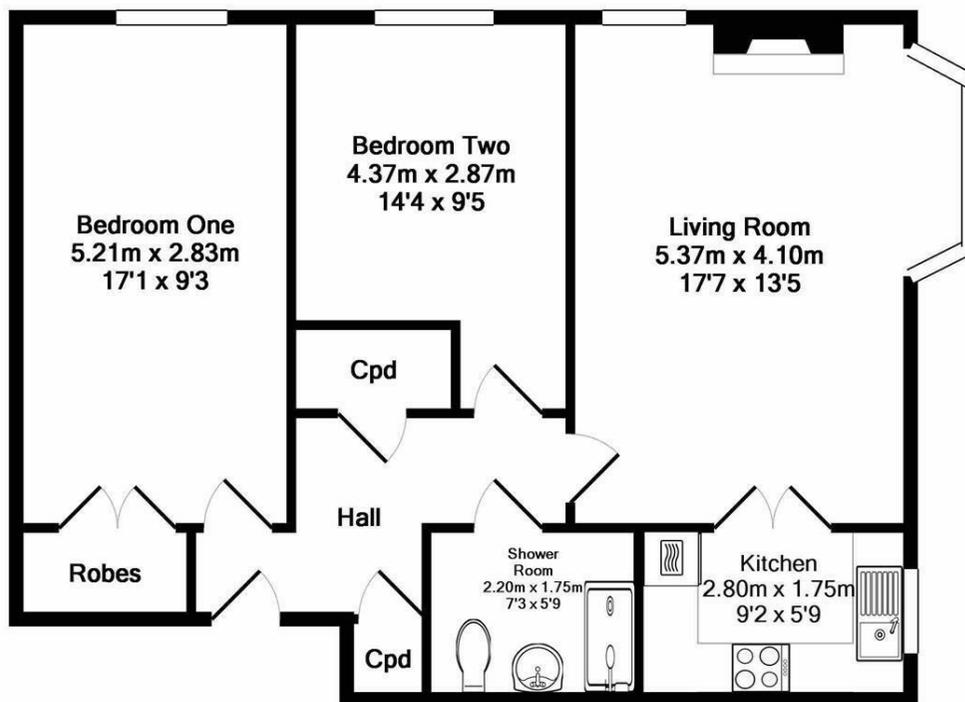




- NO ONWARD CHAIN
- INTERCOM ENTRY SYSTEM
- POSITIONED WITHIN WALKING DISTANCE TO THE TOWN CENTRE
- LIFT OR STAIRS
- WALK-IN SHOWER
- IMPRESSIVE PURPOSE BUILT DEVELOPMENT BY MCCARTHY & STONE
- TWO DOUBLE BEDROOMS
- SPACIOUS WELL APPOINTED APARTMENT
- AGE RESTRICTION 55 YEARS & OVER
- BENEFITS INCLUDE RESIDENTS LOUNGE, & LAUNDRY ROOM,

#### TENURE

The property is leasehold held on a 99 year lease dating from 2007  
 Ground Rent: inclusive with the service charge  
 Service Charge: £ 2,149 x 2 PAYABLE TWICE PER ANNUM = £4,298  
 Darlington Council Tax Band is C



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 83                      | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (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 |           |

**FAIRWEATHER COURT, DARLINGTON. DL3 7TS.**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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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