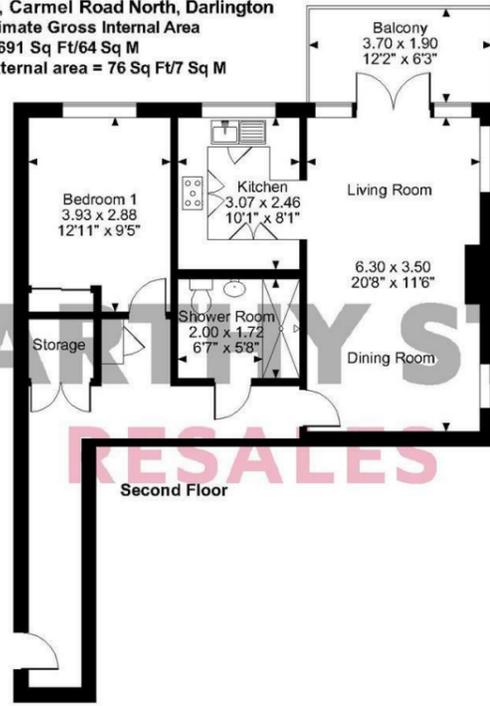


Emerson Court, Carmel Road North, Darlington  
 Approximate Gross Internal Area  
 691 Sq Ft/64 Sq M  
 Balcony external area = 76 Sq Ft/7 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

## 34 EMERSON COURT, CARMEL ROAD NORTH, DARLINGTON, DL3 8JB



### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(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		

# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All



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A DUAL ASPECT, SOUTH FACING second floor apartment with WALK-OUT BALCONY OVERLOOKING COMMUNAL GARDENS in a McCarthy Stone Lifestyle Living development for the over 55's, located in the SOUGHT AFTER LOCATION OF DARLINGTON'S WEST END.

## ASKING PRICE £175,000 LEASEHOLD

For further details, please call **0345 556 4104**  
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# EMERSON COURT, CARMEL ROAD NORTH, DARLINGTON, COUNTY DURHAM, DL3 8LB

1 BED | £175,000

## EMERSON COURT

Emerson Court was purpose built in 2017 by McCarthy Stone for retirement lifestyle and independent living. The development consists of 36 one and two-bedroom retirement apartments for the over 55's. There are beautifully maintained communal gardens with a paved seating area and a communal lounge for socialising with friends, family and neighbours. There are plenty of social gatherings such as the wine club, coffee mornings and social events that are held in the communal areas. The service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security systems and the energy costs of the homeowners lounge and other communal areas. For your peace of mind the development has camera door entry and 24-hour emergency call systems. There is also the benefit of an external golf buggy/cycle/scooter store. The apartments are beautifully appointed and enjoy underfloor heating throughout.

## LOCAL AREA

Emerson Court is situated in its own grounds in the leafy surroundings of Darlington's sought after West-End. There is easy access to historic Darlington, noted for its markets and pedestrianized town centre which offers high-end boutiques, restaurants, local shops, banking and everyday amenities. There are golf clubs and health spas in the area. Venturing further afield are Barnard Castle, Durham, Northallerton and Richmond; the Yorkshire Dales and English Lake District being only one hour by road. The nearby A1 provides fast road links to the north and south. Darlington's East Coast mainline connects with Newcastle, Edinburgh, York and London. Cross country services link with Birmingham, Bristol and as far as Penzance. Changing at York connects with Hull, Leeds, Manchester and Liverpool.

## ENTRANCE HALL

Front door with letterbox and spy hole. Smoke detector, security entry panel & underfloor heating thermostat. Walk-in cupboard housing shelving and the water heating, air re-circulation systems and plumbing for a washer/dryer. Doors lead to the lounge, bedroom and shower room.

## LOUNGE

Dual aspect, bright and spacious room. South facing walk out balcony with space for a table and chairs. Feature fireplace, TV and telephone points, power points, two ceiling lights, underfloor heating thermostat and an emergency response intercom. Entryway to the kitchen.

## KITCHEN

Well equipped with a range of white high gloss wall and base level units with a wood effect work surface. One and a half bowl stainless steel sink and drainer with chrome mono block lever tap. Appliances include level a Hotpoint combination microwave and raised level Bosch, ceramic hob, extractor hood, integrated fridge, freezer and dishwasher. South facing window overlooking the gardens. Under-pelmet lighting, tiled flooring, glass hob splashback and ample power points.

## BEDROOM

South facing double bedroom with views over the gardens. Built in double wardrobe with mirror fronted sliding doors. TV and telephone points, underfloor heating thermostat, central ceiling light and raised power points.

## BATHROOM

Partially tiled walls and tiled flooring. Walk-in shower with sliding glass door. WC with concealed cistern and vanity unit with wash basin. Illuminated mirror with shaving point, underfloor heating, heated towel rail, emergency pull cord.

## SERVICE CHARGE

- Employment of part-time Concierge
- Water and sewerage charges for communal areas and for each apartment i.e no individual water bills.
- Electricity charges for heating, lighting and power to all internal and external communal areas.
- 365 day, 24 hour emergency call system. Fire detection systems. Lift maintenance.
- Repairs and maintenance of all internal and external communal areas.
- External window cleaning.
- Upkeep of grounds and gardens.
- Buildings insurance. (Homeowners responsible for contents insurance only).
- Contingency fund including internal and external redecoration of communal areas.

NOT included; ground rent, parking bay, council tax (band C), apartment electricity, TV licence.

Service charge: £2020.18 per annum (year ending 30th June 2022)

## CAR PARKING PERMIT SCHEME

Parking is by allocated space, subject to availability. The fee is £250 per annum. Additional spaces are available for visitors.

## ADDITIONAL INFORMATION

Lease length: 999 years from Jan 2017  
Ground rent: £425 per annum  
Ground rent review date: Jan 2032  
Council: Darlington. Tax Band: C  
Managed by: McCarthy Stone Management Services

