



McCarthy & Stone
RESALES



1 Emerson Court, Carmel Road North, Darlington, DL3 8JB
Asking price £225,000 Leasehold

For further details
please call 0345 556 4104

Emerson Court, Carmel Road North, Darlington, DL3 8JB

A STUNNING two bedroom, TWO BATHROOM apartment with a PATIO located on the GROUND FLOOR of a DESIRABLE over 55's Retirement Lifestyle development in the SOUGHT AFTER LOCATION OF DARLINGTON'S WEST END.

Summary

Emerson Court was built in 2017 by McCarthy & Stone purpose built 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 is also the benefit of an external golf buggy/cycle/scooter store

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

The front door with letterbox and spy hole leads to the spacious L shaped entrance hall with smoke detector and electric underfloor heating. From the hallway there is a cupboard which contains the water heating, air re-circulation systems (providing clean air through ducting to all rooms) and plumbing for a washer/dryer and two further storage cupboards. Doors lead to the living room and kitchen, bedrooms and one of two shower rooms.

Lounge

A bright and spacious, dual aspect lounge which is open to the kitchen. The lounge benefits from a full length double glazed

window on the side elevation and double glazed French doors opening onto a patio which leads onto the gardens. There is an electric log burner style fire set in a surround with wooden mantle, which creates an attractive focal point for the room and also supplements the thermostatically controlled electric (dry system) underfloor heating. There are two ceiling lights, raised level electric sockets, TV point and telephone point, the 24 hour Tunstall emergency response pull cord system and entrance intercom with TV viewing.

Kitchen

Open to the lounge, the open plan kitchen is fully fitted with modern grey high gloss wall and base cupboards and drawers with a complimenting dark grey worksurface and inset double stainless steel sink and drainer with chrome mono block lever tap. Double glazed window and ceramic tiled floor, underfloor heating.

Built in units consist of an eye level Hotpoint combination microwave and Bosch components consisting of a raised oven, ceramic hob, extractor hood, integral fridge/freezer and dishwasher.

Bedroom One

A spacious bedroom with a double glazed windows to the north elevation. Underfloor heating, a central ceiling light, raised level power sockets and TV and telephone points. Benefitting from a separate walk in wardrobe housing shelving and hanging space.

En-suite Shower room

Partially tiled walls and tiled flooring with a walk in shower with rainfall showerhead as well as an adjustable handheld shower head and glass shower screen. WC with concealed cistern, wash basin inset to vanity unit with illuminated mirror and shaving point above. Electric heated towel rail and emergency pull-cord.

Bedroom Two

Good sized double bedroom with double glazed window and an easterly aspect. This room could also be used as a dining

room or study. Underfloor heating, a central ceiling light, raised level power sockets and TV and telephone points.

Shower room

Partially tiled walls and tiled flooring with a walk in shower with an adjustable shower head and glass shower screen. WC with concealed cistern, wash basin inset to vanity unit with illuminated mirror and shaving point above. Electric heated towel rail and 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 D), apartment electricity, TV licence.

Car Parking Permit Scheme

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

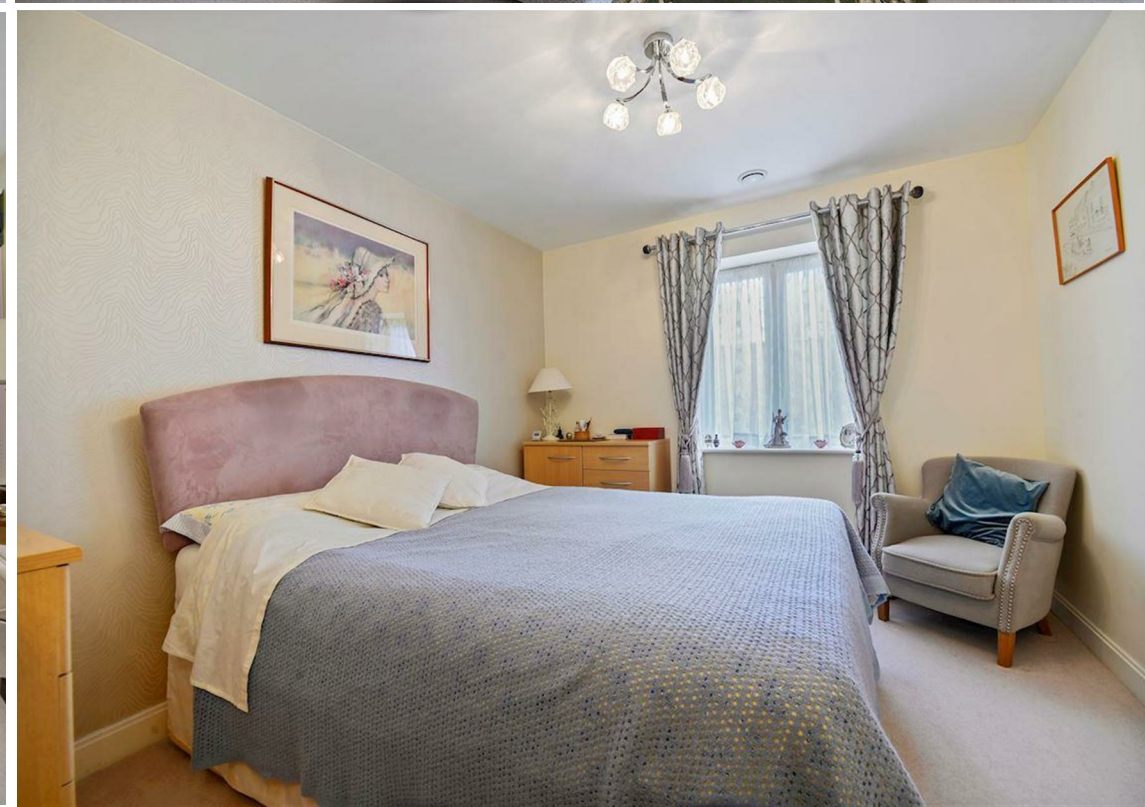
Leasehold Information

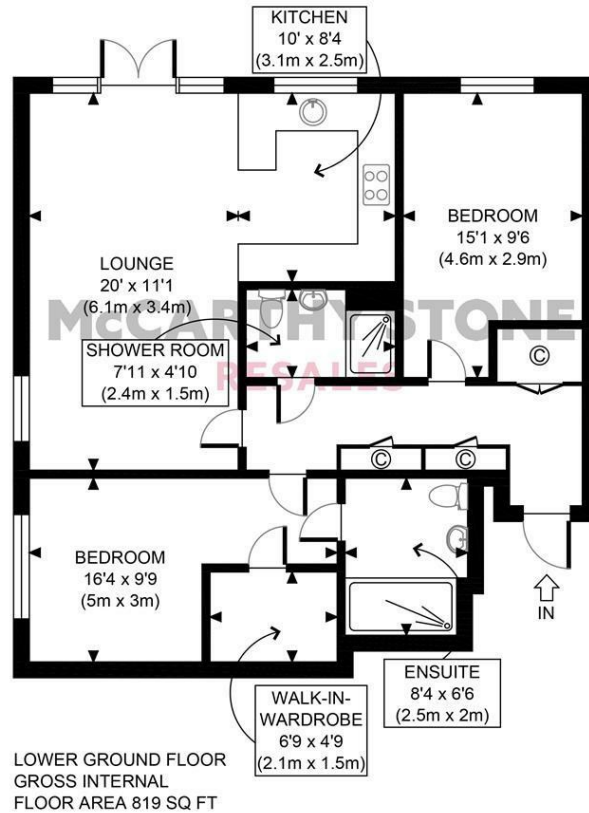
Lease length: 999 years from 2017

Ground rent: £495 per annum

Managed by: McCarthy Stone Management Services







APPROX. GROSS INTERNAL FLOOR AREA 819 SQ FT / 76 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Emerson Court
	date 28/04/21
	photoplan



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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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