



51 Lyon Walk, Newton Aycliffe, DL5 5LZ

Or Nearest Offer £60,000



Venture
PROPERTIES

This immaculately presented two bedroom ground floor apartment is available for the over 55's only. It is 70% owned and 30% owned by Places for People. There is no rent payable on the 30% share. The property cannot be sub-let and all occupiers must be over the age of 55 and is offered to the market with no onward chain.

The apartment has a light and airy feel throughout and has been updated and improved to include new internal doors, replaced shower room, new carpets throughout and has been re-decorated in neutral tones. In brief the accommodation comprises of entrance hallway, lounge, kitchen, two bedrooms and a bathroom. There is a low maintenance garden to the rear.

Lyon Walk is situated within a convenient location with easy accessibility to Newton Aycliffe Town Centre.

- Over 55's Only
- 30% Owned by Places for People
- Ground Floor Apartment
- Two Bedrooms
- Immaculately Presented
- Low Maintenance Garden to Rear

- Council Tax Band A
- EPC Rating D
- Ideal Retirement Property

Entrance Hall

Composite door to the front, two storage cupboards and radiator.

Lounge/Dining Room

14'4 x 9'8 (4.37m x 2.95m)

Upvc double glazed window to the front and radiator.

Kitchen

10'4 x 7'9 (3.15m x 2.36m)

Fitted with a range of wall, base and drawer units, newly fitted work surfaces, space for cooker, space for fridge, space for washing machine, newly fitted composite sink unit, radiator, newly fitted vinyl flooring and composite door to the rear.

Bedroom 1

12'4 x 9'5 (3.76m x 2.87m)

Upvc double glazed window to the rear and radiator.

Bedroom 2

8'4 x 6'10 (2.54m x 2.08m)

Upvc double glazed window to the front and radiator.

Bathroom

Upvc double glazed window to the rear, newly fitted with a suite comprising walk in shower with replaced Triton shower and screen, low level wc, wash hand basin in vanity unit, part tiled walls and vinyl flooring.

Externally

There is a low maintenance garden to the rear with gravel area and patio area and a pleasant shared garden to the front with communal bin sheds.

Council Tax

Band A

Tenure

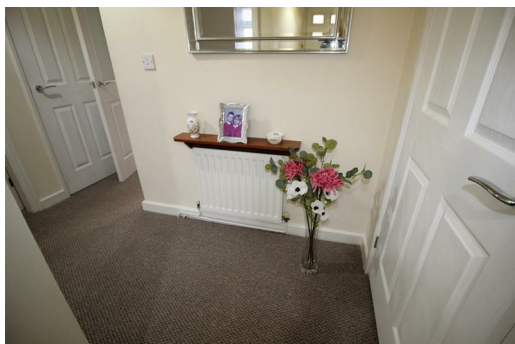
This property is Leasehold.

Lease: 125 years from January 1991

Service Charge: £900 approx per annum

Note

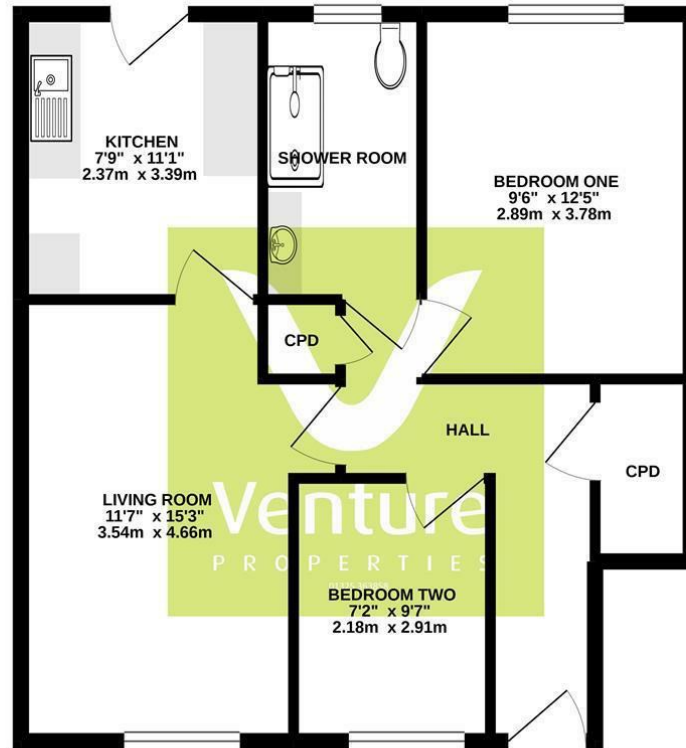
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endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



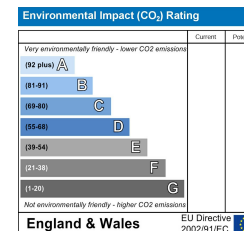
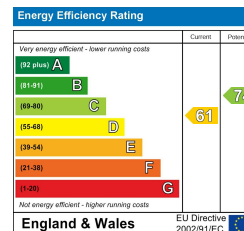
GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) 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 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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