



## Squires Court

Darlington DL3 9XZ

Offers Over £85,000





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# Squires Court

Darlington DL3 9XZ



x 2



x 1



x 1

- Two Bedroom Apartment
- EPC Rating tbc
- Communal Grounds

- Spacious Interior
- No Chain
- Close To Cockerton Village

- Council Tax Band D
- Retirement Property

Welcome to this charming two-bedroom retirement apartment located just off Woodland Road in Darlington. This delightful property boasts a deceptively spacious accommodation.

Situated in a peaceful area, this property offers a tranquil retreat while being conveniently close to the vibrant Cockerton Village, providing easy access to excellent amenities.

One of the highlights of this property is its location within landscaped communal gardens, offering a picturesque setting to enjoy a morning coffee or an evening stroll. Additionally, parking bays are available, providing ease and convenience for residents and visitors alike.

This property is a fantastic opportunity for those looking to downsize and enjoy a peaceful retirement lifestyle. With no chain, you can swiftly make this lovely apartment your new home. Don't miss out on the chance to own this wonderful retirement retreat in Darlington.

## Hallway

With front door, store cupboard and intercom system.

## Lounge/Dining Room

12'5" x 20'11" (3.8 x 6.4)

Situated to the front with double glazed window, wall heater, open aspect space leading into a dining area with the kitchen leading just off.

## Kitchen

8'2" x 6'10" (2.5 x 2.1)

Situated to the front with a modern range of wall and floor units with contrasting work surfaces, part tiled splash backs, cooker connection point, sink unit and double glazed window.

## Bedroom 1

15'5" x 8'10" (4.7 x 2.7)

Situated to the front a good double room with double glazed window, wall heater and fitted robes.

## Bedroom 2

7'6" x 9'10", 19'8" (2.3 x 3.6)

Another double room with heater and double glazed window.

## Shower room/W.c.

5'2" x 6'6" (1.6 x 2.0)

With a double shower set within cubicle, low level W.c. wash hand basin set within a vanity unit.

## Outside

The apartment stands in well appointed landscaped gardens with lawns and borders throughout, there are also parking spaces available.

## Council Tax

Band D

## Tenure

The home is leasehold on a 125 year lease from year built, the current charges are approx £2927.18 for the service charge and approx £570 ground rent.

## Note

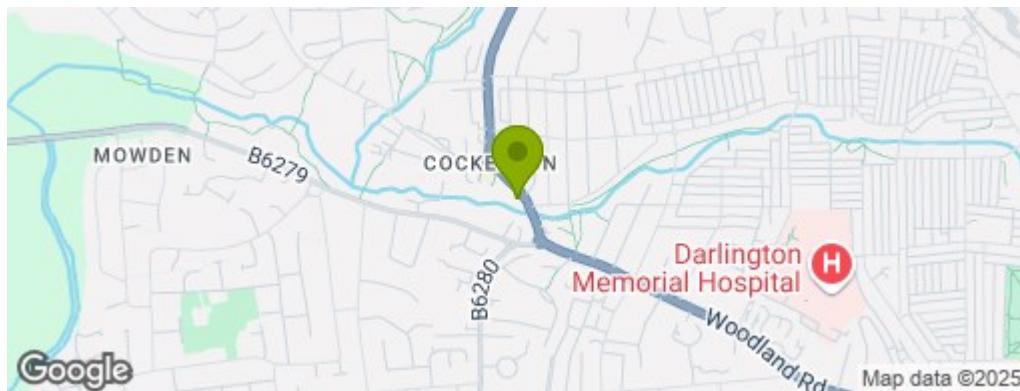
## Tenure

## Communal Lounge & Laundry

FIRST FLOOR APARTMENT



## Property Information



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