



## Fairweather Court

Darlington DL3 7TS

Offers In The Region Of £45,000







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# Fairweather Court

Darlington DL3 7TS



- No Onward Chain
- Well Presented

- First Floor Apartment
- EPC Rating

- Close To Town Centre
- Council Tax Band C

This well presented one bedroom apartment is located within this popular retirement complex within short proximity to Darlington Town Centre and is offered to the market with No Onward Chain.

Fairweather Court is a block of retirement apartments for the over 55's offering independent living with the advantage of a house manager, communal lounge, communal washer/dryers, guest suite, regular social activities and 24 hour care-line system. There is also a lift to all floors.

There are well kept communal gardens together with residents and visitor car parking spaces and a timber out building with electrics to charge mobility scooters.

The apartment comprises Entrance Hallway, Lounge/Dining Room, Kitchen and Shower Room.

Helpful tips from our owner:

SERVICE CHARGES EXPLAINED: WHAT DO THEY COVER?

This is a small friendly Retirement/ Assisted Living development consisting of one and two bedroomed flats designed to take the stresses and worries out of life by ensuring safety and security in a well maintained development within attractive grounds, a short distance from Darlington Town Centre with all its amenities and good travel connections.

#### MAINTENANCE OF PREMISES AND SURROUNDING LAND

-Development Manager is on site Monday to Friday between the hours of 09.00 and 17.00pm to ensure the premises are maintained to a high standard.

-The communal areas, including large sitting room, kitchen downstairs toilet, laundry room and refuse area, are kept clean and safe. Communal areas are lit and heated, making them warm and inviting areas to access. Seating and carpets have recently been replaced and these areas are decorated to a high standard. There is always emergency lighting in communal areas and corridors. -Lift is serviced and maintained.

-There is a flat that can be obtained for a small fee by friends and relatives who may wish to visit and stay over.

- Industrial washing machines and tumble driers are serviced and maintained.

-Outside windows are washed monthly.

#### Communal Entrance

A lovely residents lounge with access to kitchen facilities, laundry room, Managers Office, Guest Suite and staircases and lifts to all floors

#### Entrance Hallway

With storage cupboard.

#### Lounge/Dining Room

21'10" x 10'08" (6.65m x 3.25m)

With double doors and Juliette balcony, fireplace and radiator.

#### Kitchen

7'10" x 7'07" (2.39m x 2.31m)

With fitted units, stainless steel sink unit with mixer taps, integrated hob and oven together with integrated fridge.

#### Bedroom One

15'04" x 9'01" (4.67m x 2.77m)

With upvc window to the front, radiator and fitted wardrobes with mirrored doors.

#### Bathroom

Fitted with a walk in shower cubicle, low level w.c. and wash hand basin within vanity unit, fully tiled walls and vinyl flooring.

#### Externally

There are communal gardens, parking bays for residents and visitors and a storage area for scooters.

#### Council Tax Band

Band C

#### Tenure

#### Note

IMPORTANT NOTE TO PURCHASERS: We 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

#### Owners Overview

SERVICE CHARGES EXPLAINED: WHAT DO THEY COVER?

This is a small friendly Retirement/ Assisted Living development consisting of one and two bedroomed flats designed to take the stresses and worries out of life by ensuring safety and security in a well maintained development within attractive grounds, a short distance from Darlington Town Centre with all its amenities and good travel connections.

#### MAINTENANCE OF PREMISES AND SURROUNDING LAND

-Development Manager is on site Monday to Friday between the hours of 09.00 and 17.00pm to ensure the premises are maintained to a high standard.

-The communal areas, including large sitting room, kitchen downstairs toilet, laundry room and

refuse area, are kept clean and safe. Communal areas are lit and heated, making them warm and inviting areas to access. Seating and carpets have recently been replaced and these areas are decorated to a high standard. There is always emergency lighting in communal areas and corridors.

-Lift is serviced and maintained.

-There is a flat that can be obtained for a small fee by friends and relatives who may wish to visit and stay over.

- Industrial washing machines and tumble driers are serviced and maintained.

-Outside windows are washed monthly.

-Fire prevention equipment is provided and checked regularly. The doors are all fire doors.c

-Buildings insurance is included in service charge.

-Water rates are included in service charge.

-There is a door entry system and intercom systems ensuring residents are safe and restricting access to the main entrance.

-Red call bells throughout the flat and the communal areas connect to a Monitoring Centre, (currently Apello). These are regularly checked and maintained.

-All security systems are regularly serviced and maintained.

-Gardens and surrounding areas are kept tidy and provide a pleasant environment for the residents to access and enjoy.

-There is parking available and storage facility with electric points for mobility scooters.

#### SAFETY AND SECURITY

-There are Tunstall alarms in all the rooms in the flats and also in the communal areas which can be used to alert the monitoring service (currently Apello) who can then alert emergency services should you require this.

-All keys are security keys and cannot be cut and copied without permission from the Development Manager, thus ensuring only those people that are entitled to gain access to the property can do so. The main entrance has a doorway entrance system with intercoms in each flat.

-Doorways are wide to allow wheelchair access.

-25 Fairweather Court has a key safe at the door that can only be accessed by people that the Resident has provided the code for.

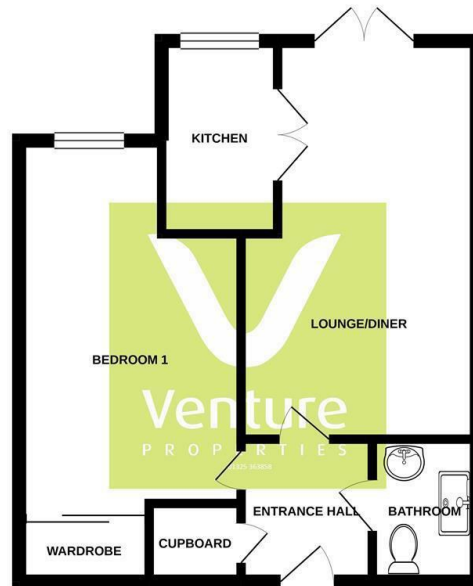
-Lifeline Service and falls monitors can be provided to residents by Darlington Borough Council for an extra charge if required.

#### COMPANY AND CAMARADERIE

-Residents regularly use the communal area to meet up for coffee mornings, meetings and events such as fish and chip Friday, bingo, entertainment, outings and excursions. There is a Notice Board used to advertise notices and events.

-The Development Manager is on site to offer advice and support and information when requested.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homestyler ©2024



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)