



Woodland Road

Darlington DL3 9XZ

Offers Over £59,950





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- One Bedroom Retirement Apartment
- Close To Amenities In Cockerton Village

- Over 55's Only
- Council Tax Band C

- Refurbished Shower Room
- EPC Rating C

This well presented one bedroom second floor apartment located within this retirement development originally constructed by McCarthy and Stone is offered to the market with no onward chain and is located in the village of Cockerton, ideally placed for many amenities including supermarkets, doctors surgeries and on a good bus route in and out of Darlington.

The apartment is for the over 55's only. There is a communal lounge area, laundry room and guest bedroom, visitors parking and communal grounds. Service Charge and Ground Rent is paid up to February 2024

The residents lounge hosts a variety of activities including coffee mornings, bingo, dominoes and music events to name but a few, providing a full social life for any resident wishing to take part. There is also the benefit of a House Manager on site Monday to Friday, and each resident has a pull cord to Careline.

Communal Entrance

With lifts and stairs to all floors, laundry room and residents lounge.

Apartment Hallway

With intercom system, storage cupboard housing the hot water tank and storage heater.

Lounge/Diner

23'3 x 10'8 (7.09m x 3.25m)
With window to the front and storage heater, double doors leading into kitchen.

Kitchen

10'1 x 7'7 (3.07m x 2.31m)
With window to the front, fitted with a range of wall, base and drawer units, contrasting work surfaces, space for fridge, space for freezer, four ring hob, oven, vinyl flooring.

Bedroom

13'9 x 9'1 (4.19m x 2.77m)
With window to the front, fitted wardrobes and storage heater.

Bathroom

Refitted with a suite comprising walk in shower with grab rails, low level wc, wash hand basin in vanity unit, part pvc and part tiled walls, vinyl flooring.

Externally

There are communal gardens and residents and visitor parking.

Laundry Room

Council Tax

Band C

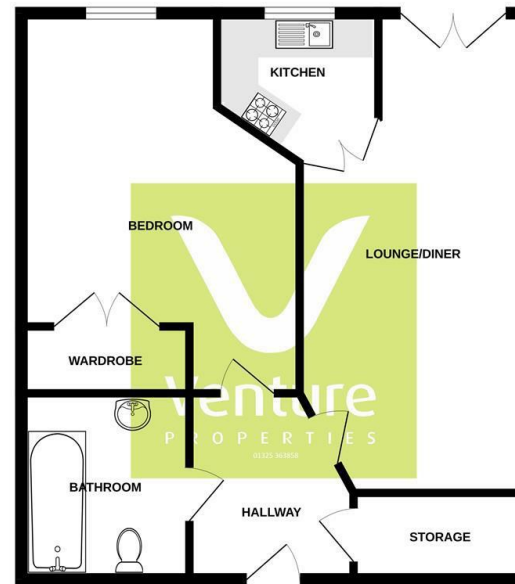
Tenure

This property is leasehold
125 year lease from 1/8/1998
Ground Rent: £559.86 per annum
Service Charges: £1951 per annum

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

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 feature 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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