



## Fairweather Court

Darlington DL3 7TS

Reduced To £112,500







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.





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# Fairweather Court

Darlington DL3 7TS



- Second Floor Apartment
- Over 60's Only

- Two Bedrooms
- Council Tax Band C

- Larger Than Average
- EPC Rating C

This two bedroom apartment is offered for sale within the Fairweather Court Development situated within Darlington's town centre.

Fairweather Court is a block of retirement apartments for the over 60's offering independent living with the advantage of a house manager, communal lounge, regular social activities and 24 hour care-line system. There is also a lift to all floors.

The home has electric storage heating, double glazing and is larger than average. The lounge/diner is a good size and leading into the kitchen with integrated appliances.

Both bedrooms are of a good size with the main bedroom having fitted wardrobes with sliding mirrored doors and space for a study area. There is a shower room and two large walk in cupboards in the hallway.

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

## Communal Entrance

With intercom system allowing access to the apartments at the ground floor. The house managers office and communal lounge are also situated here. There is also a laundry room and guest suite where owners of a property can have family or friends stay over at an additional charge per night. Stairs and lift to all floors.

## Second Floor

## Apartment Reception Hallway

With two handy walk in storage cupboards.

## Lounge

18'8 x 11'3 (5.69m x 3.43m)

With juliet balcony with french doors overlooking the communal gardens to the front. Upvc window to the side and electric storage heater. Double doors to the kitchen.

## Kitchen

Fitted with a range of wall, floor and drawer units, contrasting work surfaces, stainless steel sink unit, integrated fridge and freezer, electric oven and electric hob, upvc window to the side.

## Bedroom 1

18'2 x 15'4 (5.54m x 4.67m)

With two windows to the front, fitted wardrobes with sliding mirrored door, electric storage heater. There is space within the room for a study area.

## Bedroom 2

15'1 x 8'8 (4.60m x 2.64m)

With upvc window to the front and electric storage heater.

## Shower Room

Fitted with a suite comprising walk in shower, wash hand basin within vanity unit, low level wc

## Externally

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

## Council Tax

Band C

## Tenure

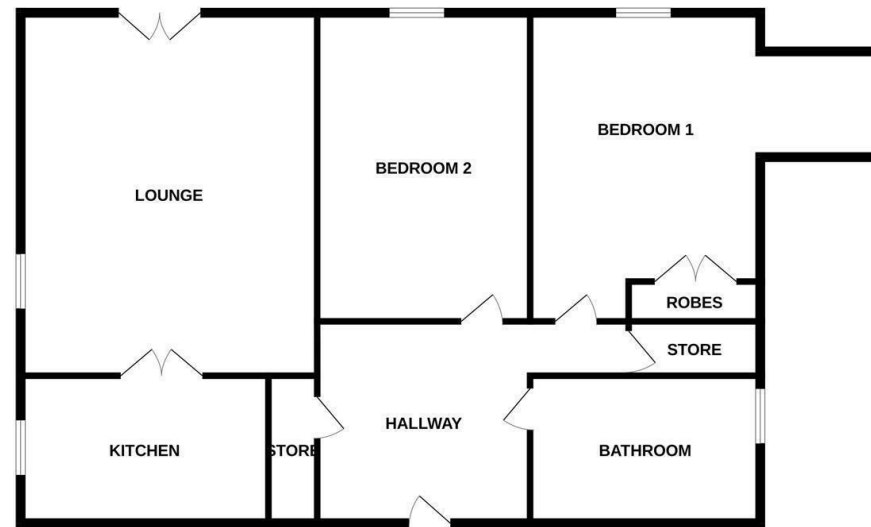
This property is leasehold  
125 year lease from 1/2/2007  
Ground Rent: £495 per annum  
Service Charges: £4301.78

## 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 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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## Property Information

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