



**Alma House**  
Darlington DL3 9EL  
Offers Over £110,000





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.



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# Alma House

Darlington DL3 9EL



- Two Bedroom Second Floor Apartment
- Council Tax Band B
- Allocated Parking Bay To The Side

Welcome to Alma House in Darlington! This well appointed second-floor apartment boasts a prime location in Cockerton Village, offering easy access to all amenities and enjoying village views.

Upon entering, you are greeted by a spacious open plan kitchen/diner/lounge, featuring bi-fold doors that flood the space with natural light. The layout is perfect for entertaining guests or simply relaxing after a long day.

This delightful property comprises two double bedrooms, providing ample space for a small family, professionals, or even those looking for a home office. The apartment also includes a well-appointed bathroom, ensuring convenience and comfort for its residents.

With parking available for one vehicle, you can bid farewell to the hassle of searching for a parking spot after a busy day. Additionally, the absence of an onward chain makes this property an attractive option for those looking to make a swift and hassle-free move.

Whether you are a first-time buyer, a couple looking to downsize, or an investor seeking a lucrative opportunity, this apartment is sure to suit a variety of purchasers. Don't miss out on the chance to make Alma House your new home sweet home!

## Communal Entrance

With staircases to all floors and postal boxes.

## Entrance Hallway

With security intercom, fitted cupboards, roof light allowing in plenty of natural light and radiator.

## Lounge/Kitchen

22'11" x 18'2" (6.99 x 5.54)

A large and most impressive open plan area. The Lounge Area is situated to the front and has feature folding double glazed doors to the front elevation leading out onto a private balcony area, giving excellent views over Cockerton, with Ceiling spotlights and vertical radiator.

- Cockerton Location Close To Local Amenities
- EPC Grade C
- Must Be Seen

Kitchen Area, open plan to the Lounge: kitchen with a range of white high gloss wall, base and drawer units with contrasting bamboo effect laminate work surfaces. There is an integrated fridge/freezer, washing machine and stainless steel oven, with electric hob and extractor ove. Ceiling spotlights, New York style wall tiles and dark laminate wood effect flooring.

## Bedroom One

13'6" x 11'9" (4.11 x 3.58)

Situated to the rear. With double glazed window to the side elevation and second double glazed window to the rear allowing dual aspect views and radiator.

## Bedroom Two

10'2" x 9'5" (3.10 x 2.87)

With double glazed window, built in wardrobes and radiator.

## Bathroom

Roof light allowing plenty of natural light, fitted with a white suite, including p shaped bath with overhead waterfall shower, spray and screen. Low level w.c, wash hand basin with mixer tap, New York style tiled walls, wood effect flooring, ceiling spotlights and heated towel rail.

## Externally

There is an allocated off street parking bay.

## Council Tax

Band B

## Tenure

Leasehold

## Property Information

Local Authority: Darlington  
Council Tax Band: B  
Annual Price: £1,757  
Conservation Area No  
Flood Risk No Risk  
Floor Area 678 ft 2 / 63 m 2

- Allocated Parking Bay
- Offered With No Chain

Plot size 0.06 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

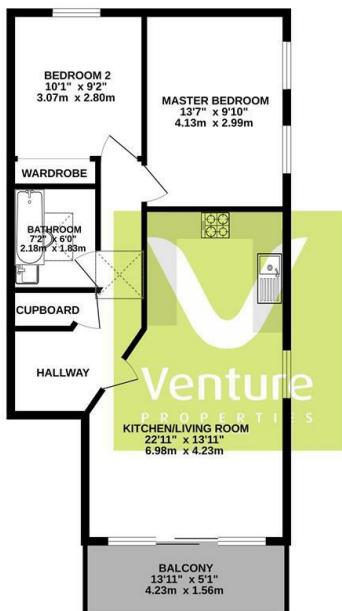
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Ultrafast  
9000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

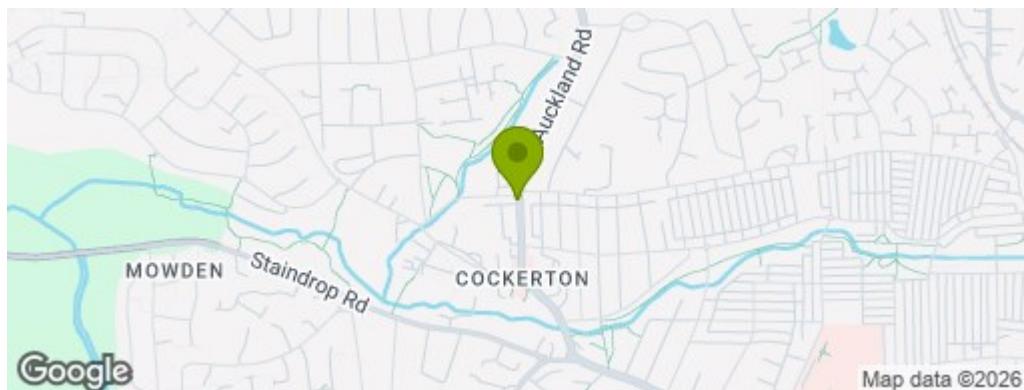
## Note

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

648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are for guidance only. They are not intended to be used for any purpose other than an indication of the overall layout of the property. They are not intended to be used for any omission or non-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and the areas shown are not to be relied on. No guarantee is given as to their operability or efficiency can be given.  
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## Property Information

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