



## Squires Court Woodland Road

Darlington DL3 9XZ

£70,000





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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# Squires Court Woodland Road

Darlington DL3 9XZ



x 1



x 1



x 1

- One Bedroom Ground Floor Apartment
- Landscaped Communal Grounds
- No Chain

- Retirement Development
- Communal Lounge Set Within The Development
- The development is available for over 55's for couples and 60 or over for a single people

- Close To Cockerton Village Offering Fantastic Amenities
- EPC Grade

Welcome to this charming one-bedroom ground floor apartment located in the sought-after Squires Court on Woodland Road, Darlington. This property is perfect for those looking to downsize or enjoy a peaceful retirement in a well-maintained development.

As you step into this lovely apartment, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The bedroom is spacious and offers a comfortable retreat after a long day. The shower room is modern and provides all the necessary amenities.

One of the highlights of this property is its location within a retirement development, ensuring a quiet and serene atmosphere. You will also have the pleasure of enjoying the communal grounds, perfect for leisurely strolls or enjoying a cup of tea outdoors. Additionally, the allocated parking bay provides convenience for residents with vehicles.

Being offered to the market with no chain, this apartment presents a fantastic opportunity for those looking to make a hassle-free move. Situated in the heart of Cockerton Village, you will have excellent amenities right at your doorstep, including shops, cafes, and other conveniences.

Don't miss out on the chance to own this delightful apartment in a prime location. Contact us today to arrange a viewing and envision the lifestyle this property has to offer. The development is available for over 55's for couples and over 60 for single people and offers some security whilst independent living.

## Entrance Hallway

With front door, intercom system, large walk-in store cupboard.

## Lounge

19'4" x 10'2" (5.9 x 3.1)

Situated to the rear of the home with feature fireplace, electric wall mounted heater and French door opening out to the pleasing outside space.

## Kitchen

7'6" x 6'10" (2.3 x 2.1)

Situated to the rear with a modern range of wall and floor units with contrasting worksurfaces, integrated oven and hob, window to rear elevation.

## Bedroom 1

12'5" x 9'2" (3.8 x 2.8)

A good double room with fitted robes and window to rear elevation overlooking the pleasing communal gardens.

## Shower Room/W.C

5'6" x 6'6" (1.7 x 2.0)

Refitted with a modern suite comprising double shower set within a cubicle, wash hand basin and low level w.c.

## Outside

The home stands in a beautiful setting with landscaped communal grounds throughout and allocated parking spaces.

## Communal Lounge

## Leasehold

This property is Leasehold

Lease: 125 years from 1st August 1998

Ground Rent: £150 due 1st March & 1st Sept

Service Charges: £981.45 due 1st March & 1 Sept

## Council Tax

Band C

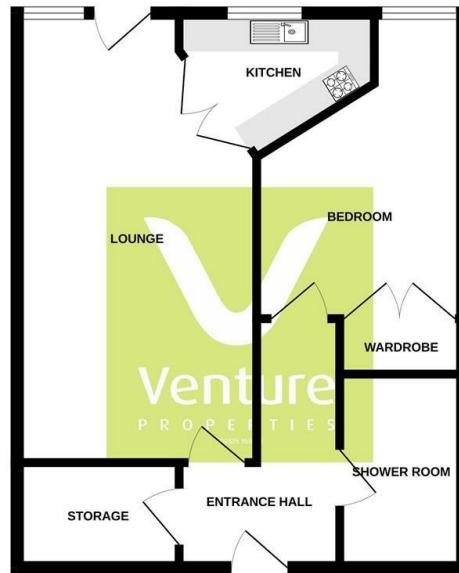
## Tenure

Leasehold

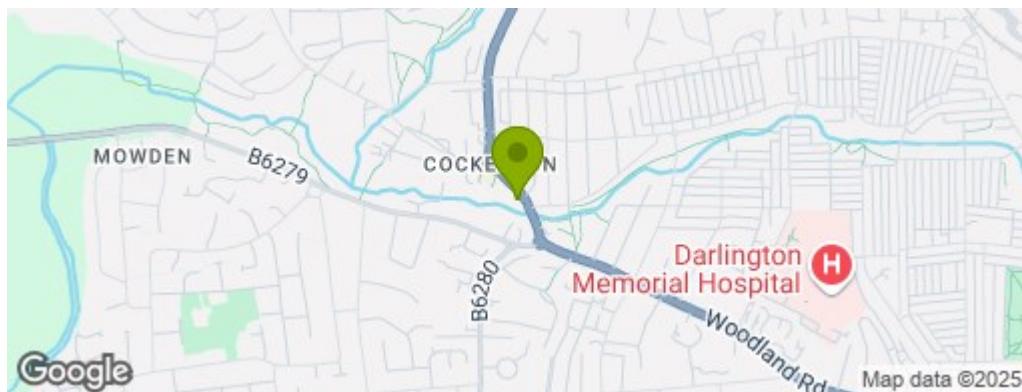
## Note

**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 rooms and areas are approximate only 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 floorplan is a computer generated image and has not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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## Property Information

**01325 363858**

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