



## Fairweather Court

Darlington DL3 7TS

Offers In The Region Of £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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Fairweather Court

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- No Onward Chain
- Double Bedroom with Built in Wardrobe.
- Spacious Living/Dining Room with Juliette Style Balcony

- Over 60's Retirement Flat
- House Manager and 24 Hour Call System
- Council Tax Band C

- Residents Lounge, Laundry Room & Guest Suite
- Communal Gardens and Car Park
- Epc Rating C

This immaculately presented first floor one bedroom apartment is offered for sale within no onward chain in the Fairweather Court Development situated close to Darlington 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 are 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.

The bedroom is spacious with fitted wardrobes the the shower room has been fully refitted in 2023 with a double walk in shower cubicle.

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

## Internal

### Entrance Hall

Composite door to front, intercom system, storage cupboard and access to bathroom.

### Lounge/Dining Room

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

Double doors to Juliette Style Balcony, coving to ceiling and access to kitchen.

### Kitchen

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

Upvc double glazed window to rear, fitted wall, base and drawer units with new contrasting worktops. New composite sink with mixer tap, Integrated newly installed electric hob and oven with extractor over. Space for a fridge freezer and part tiled walls.

### Bedroom

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

Window to rear and fitted wardrobes.

### Shower Room

Walk in double shower, wash hand basin in vanity, low level w.c, fully tiled walls and vinyl flooring.

### Communal Areas

With intercoms to all apartments, communal residents lounge and access to Managers Office.

### Guest Room

£30 per night for one person and £35 per night for two

### Laundry Room

With communal washing machines and tumble dryers.

### Externally

View from apartment lounge window.

### Car Parking

And storage for mobility scooters.

### Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.26 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### 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

Approx Gross Internal Area  
42 sq m / 457 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Property Information

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