



Squires Court

Darlington DL3 9XZ

Offers In The Region Of £84,950





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 firms 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
- Cockerton Location

- Second Floor
- Council Tax Band C

- Over 60's Only
- EPC Rating C

A bright and larger than average one bedroom retirement apartment situated on the second floor.

The building itself has a community feel and gives the impression you can be as involved in the social aspect as much or as little as you want. There is a large social lounge as you enter the building which has a small kitchen and plenty of space to sit and relax with friends. We have been advised there are also social events that are held for residents organised by the social committee. There is a communal laundry area which is used by the residents and holds a number of washing machines and has space for ironing.

Squires Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 55 retirement apartments arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of the rental agreement that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Communal Entrance

With staircases and lift to all floor.

Entrance Hallway

With storage cupboard.

Lounge/Diner

17' x 14'11 (5.18m x 4.55m)

With double doors with Juliet style balcony, electric heater, access into the dining area semi open plan from the lounge.

Dining Area

7'10 x 8' (2.39m x 2.44m)

With window to the front. With electric heater.

Kitchen

8'8 x 5'10 (2.64m x 1.78m)

With window to the side, fitted with a range of wall, base and drawer units, contrasting work surfaces four ring electric hob with extractor, eye level oven, window to the side, space for fridge, space for under counter freezer, stainless steel sink unit.

Bedroom 1

16'11 x 15'5 (5.16m x 4.70m)

With window to the front, fitted wardrobes with mirror concertina doors and electric heater

Bathroom

Fitted with a suite comprising panelled bath with shower over and shower screen, low level wc, wash hand basin in vanity unit, part tiled walls and vinyl flooring.

Externally

There are communal gardens and residents parking - parking permit issued to each apartment.

Council Tax

Band C

Tenure

This property is Leasehold

125 year Lease from 1st August 1998

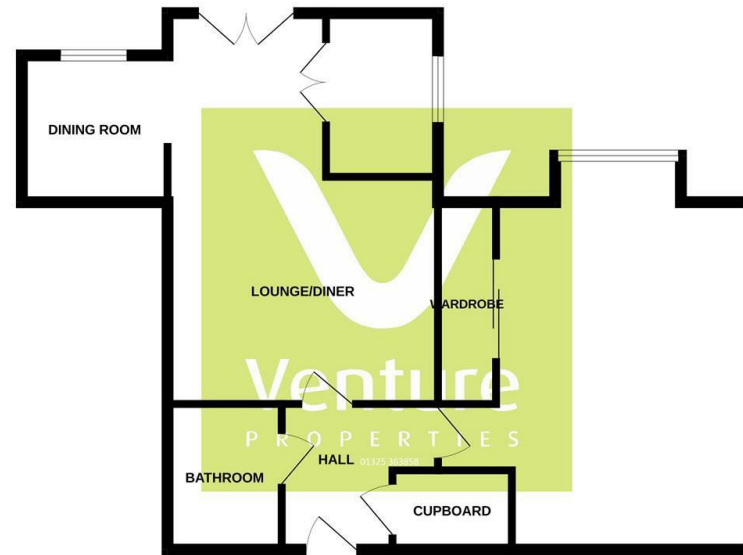
Ground Rent: £206 approx per annum

Service Charges: £1500 approx due on the 1st March and 1st September

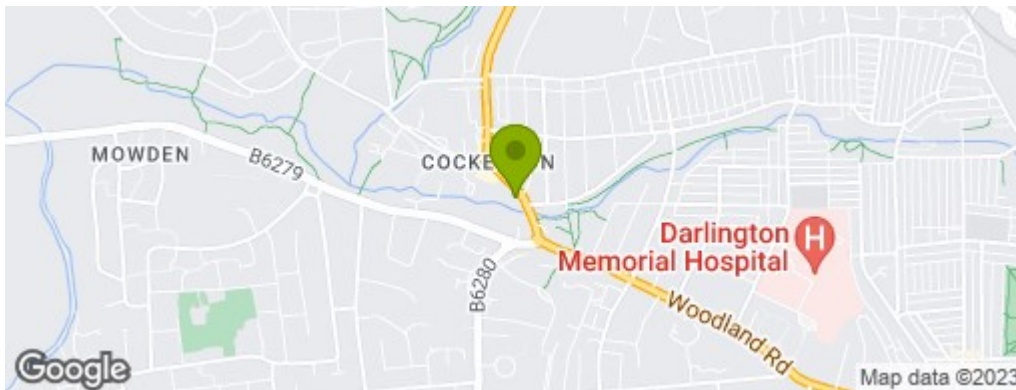
Note

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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