



## Squires Court

Darlington DL3 9XZ

Offers Over £90,000







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# Squires Court

Darlington DL3 9XZ



- Two Double Bedrooms
- Close To Amenities
- Refitted Shower Room

- Spacious Apartment
- Cockerton Village
- Must Be Viewed

- Retirement Complex
- No Onward Chain
- Council Tax Band D

This well presented, light and airy, spacious two bedroom second floor apartment located within this development for the over 55's comes to the market with no onward chain. The property offers spacious living accommodation with an open plan lounge/dining room, fitted kitchen, two good sized bedrooms, the main with fitted wardrobes and a modern refitted bathroom with double shower cubicle. The property is neutrally decorated throughout and would suit a variety of purchasers.

The development is available for over 55's for couples and over 60 for single people and offers some security whilst independent living. The development offers communal residents lounge, laundry room and services of the house manager during office hours.

Cockerton Village offers a variety of amenities including two supermarkets, bakery, butchers, fish and chip shop, hairdressers, library and other independent retailers all directly on hand.

## Communal Entrance Hallway

With staircases and lifts to all floors, Managers office, kitchen, laundry room, communal kitchen and communal lounge.

## Entrance Hallway

11'08 x 7'00 (3.56m x 2.13m)

Spacious entrance hallway with radiator and spacious storage cupboard measuring 10'01 x 3'11.

## Open Plan Lounge/Diner

20'11 x 12'08 (6.38m x 3.86m)

With double doors to the front with Juliette balcony and windows to the front and side elevation allowing lots of natural light, feature fireplace with marble back and hearth and radiator. Double doors into the kitchen.

## Open Plan Lounge/Diner

## Kitchen

With a window overlooking Woodlands Road and fitted with a range of wall, base and drawer units with contrasting work surfaces and part tiled walls, four ring electric hob, oven and extractor, integrated oven, space for fridge, stainless steel sink unit, part tiled walls and vinyl flooring.

## Bedroom One

15'03 x 8'11 (4.65m x 2.72m)

With window to the front, fitted with a range of wardrobes providing hanging and shelving and overhead storage and radiator.

## Bedroom Two

17'01 x 7'09 (5.21m x 2.36m)

With a window overlooking the residents communal gardens and car park, could be used as a dining room with radiator.

## Bedroom Two

## Bathroom

Refitted with a modern white suite comprising double walk in shower cubicle, wash hand basin within vanity unit and low level w.c., part tiled and part pvc panelled walls, newly fitted carpet.

## Externally

Squires Court enjoys well maintained communal gardens and residents car parking. There is a side gate leading directly onto Woodlands Road.

## Council Tax

Band D

## Note

This property is leasehold:

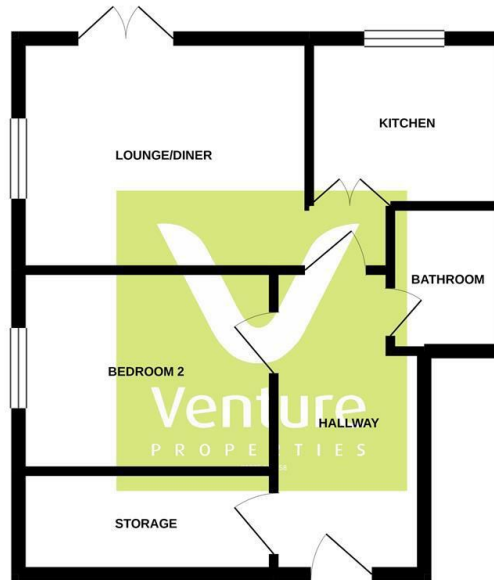
The term of the lease is 125 years from 1 August 1998.

The costs involved are to First Port for the Service Charge which is payable in 2 instalments or direct debit. The cost for the year is £2645.24.

The other cost is to the landlord, Estates and Management, this is £385 for the year. This is usually paid in 2 instalments, March and September



## 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 areas 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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