

Squires Court

Darlington DL3 9XZ

Offers Over £55,000

Venture PROPERTIES









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Squires Court

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- 1 Bedroom Ground Floor Apartment
- Communal Grounds
- No Chain
- Over 55s Complex
- Residents Parking
- Council Tax Band C
- Retirement Complex
- Close To Shops
- EPC Rating C

We have great pleasure in offering for sale this immaculately presented ONE BEDROOM GROUND FLOOR Apartment positioned within the desirable Squires Court retirement development, conveniently located close to the reception hallway, residents lounge, lifts and further amenities, and having ease of access to COCKERTON Village with it's shops and amenities, local bus routes and ease of access to the town centre itself.

The apartment attracts a great deal of natural light and is well presented, and is in ready to move into order, having been decorated throughout. This retirement development is unlike any other, offering a range of benefits, which can really make a difference to your lifestyle. For example, greater security, the presence of a house manager, the reassurance of an emergency call system, guaranteed property maintenance, pleasant and practical communal areas and facilities, including a residents lounge, laundry and guest room for the use of visitors. Prospective buyers please note that anyone wishing to purchase the apartment must be 60 years of age.

The residents lounge events room hosts a variety of activities including coffee mornings, bingo, dominoes and music events to name but a few, providing a full social life for any resident wishing to take part. There is also the benefit of a House Manager on site Monday to Friday, and each resident has a pull cord to Careline.

Warmed by Electric Storage Heating, the accommodation briefly comprises: Communal Reception Hallway, apartment Reception Hallway with generous storage cupboard, spacious Lounge/Diner, which has a patio door opening to the rear overlooking a lawned area and Woodland Road beyond, and the Kitchen comprises of a range of units with integrated appliances.

Outisde the property has residents parking and communal grounds.

Hallway

6' 8" x 7' 9" (1.83m 2.44m x 2.13m 2.74m)
With intercom system for front door and night storage heater

Lounge

19' 5" x 12' 8" (5.79m 1.52m x 3.66m 2.44m)
With door to the front overlooking Woodland Road, fireplace with electric fire, night storage heater.

Kitchen

7' 9" x 6' 3" (2.13m 2.74m x 1.83m 0.91m)
Fitted with a range of wall, base and drawer units, stainless steel sink unit, space for fridge, space for freezer, hob and oven

Bedroom One

13' 5" x 9' 3" (3.96m 1.52m x 2.74m 0.91m)
With window to the front, night storage heater and fitted wardrobes with mirrored doors

Bathroom/W.C

With walk in wet room shower, low level wc, wash hand basin in vanity unit and wet room flooring, part tiled walls.

Communal Grounds

There are communal gardens and residents parking

Tenure

This property is leasehold
125 year lease from 1/8/1998

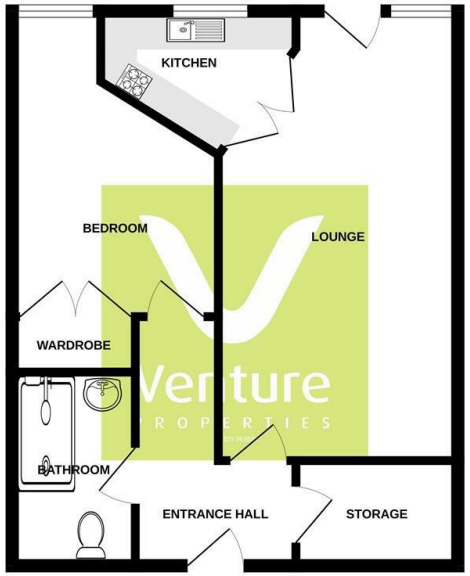
Property Details

Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area Cockerton Village
Flood Risk Very Low
Floor Area 473 ft 2 / 44 m 2
Plot size 0.32 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
15 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Note

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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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