



Squires Court

Darlington DL3 9XZ

Offers Over £60,000





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.

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.

Outside 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

Q2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

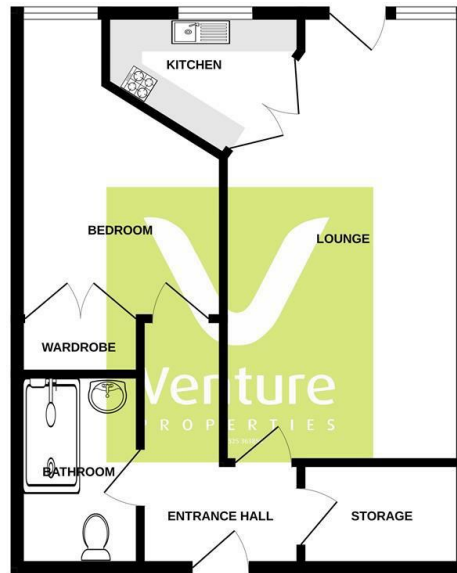
Sky

Virgin

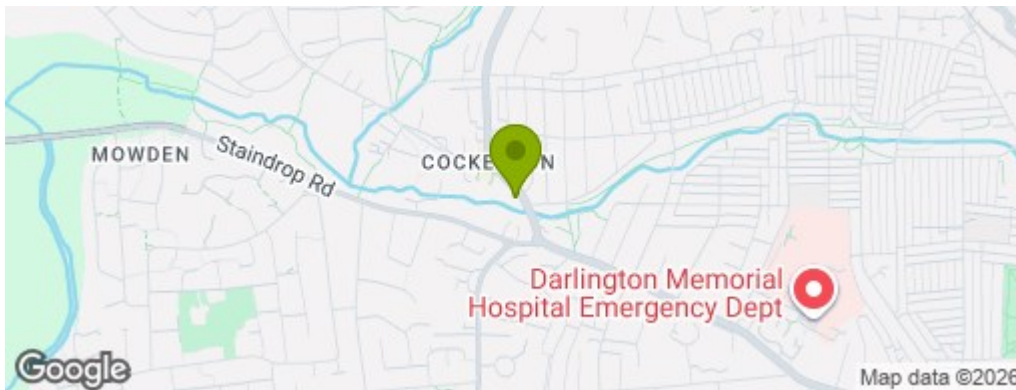
Note

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, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with floorplan 12003



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com