



Grove Park

Barnard Castle



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PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Situated within the established and sought-after Grove Park development for the over 55s, this well-maintained two double bedroom first floor apartment offers comfortable living within easy reach of Barnard Castle's vibrant town centre.

Accessed via beautifully maintained communal gardens with a secure entry system, the property welcomes you into a spacious communal hallway, leading up to number 44. The apartment's entrance hall is thoughtfully designed with ample storage, including a cloak cupboard with lighting, a dedicated airing cupboard for the pressurised hot water system, and an additional utility cupboard for convenience.

The light-filled lounge is a focal point of the home, featuring French doors that open onto a private balcony—perfect for a morning coffee or enjoying views over the landscaped gardens. Further enhancing this bright space are twin ceiling lights, fitted blinds, and a comprehensive suite of media points for telephone, TV, and satellite connection.

The kitchen comes fully equipped with integrated Neff appliances, including a dishwasher, fridge freezer, halogen hob, and fan-assisted oven with extractor. A Miele washing machine, 1.5 bowl ceramic sink, practical tiled walls, under-cupboard lighting, and a ceramic tiled floor complete this functional, contemporary space.

Both bedrooms are doubles, each benefitting from fitted wardrobes for plentiful storage. Bedroom one also boasts an L-shaped layout for added flexibility and features both a TV point and telephone point, while bedroom two is similarly well-appointed.

The fully tiled shower room comprises a corner entry mains shower cubicle, a fitted cupboard with hand wash basin, a low level WC with twin flush, and an integrated extraction fan—providing a fresh and modern finish.

Externally, residents have access to extensive communal gardens, ample parking, well-organised bin stores, and practical areas for clothes drying. Managed by Anchor Trust, the development ensures peace of mind with maintenance and safety features throughout, including emergency pull cords in every room.



Located just moments from the centre of Barnard Castle, the property is ideally situated for local amenities, including shops, cafes, weekly markets, pharmacies, and healthcare facilities. The historic market town is renowned for its stunning castle ruins, scenic riverside walks along the Tees, and proximity to attractions such as The Bowes Museum and the North Pennines Area of Outstanding Natural Beauty.

This well-presented apartment is perfectly suited for those seeking independence, security, and a welcoming community close to the heart of Barnard Castle. Early viewing is highly recommended to fully appreciate all that this home and location have to offer—arrange your visit today.

PRICE

£88,000

PROPERTY INFORMATION

Title Number(s):DU188309

Tenure: Leasehold

Lease Start Date: 29 Jul 1993

Lease End Date: 01 Aug 2141

Lease Term: 150 years from 1 August 1991

Lease Term Remaining: 115 years

Local Authority: Durham

Council Tax: Band C

Annual Price: £2,268

Conservation Area: No

Flood Risk: Very low

Broadband: Basic 17 Mbps, Superfast 80 Mbps

Satellite/Fibre TV Availability: BT and SKY

Services: Mains Electricity, Mains Water and Mains Drainage

Heating: Storage Heaters

SERVICE CHARGES

The service charge deals with all common maintenance including gardens, exterior and common interior parts, cleaning of windows, painting of external and internally of common areas septic and water charges. The service charge is payable on a monthly basis are is currently £252.53.

Managing Agents - Anchor Housing Association.



Sinking Fund - A sinking fund exists to cover items of replacement. Contributions are payable upon the sale of the property

Rates - Individual occupiers are responsible for their own community charges.

Water Charges: All water and sewage charges are included in the service charge

Heating Cost - Heating systems are independently provided to each flat. Each occupier will be responsible for their own heating requirements

SURVEY

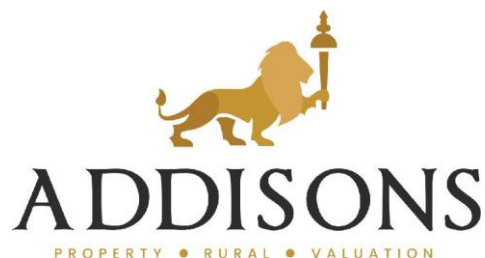
We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt1 or info@addisons-surveyors.co.uk

BROCHURE

Photographs and details April 2026.



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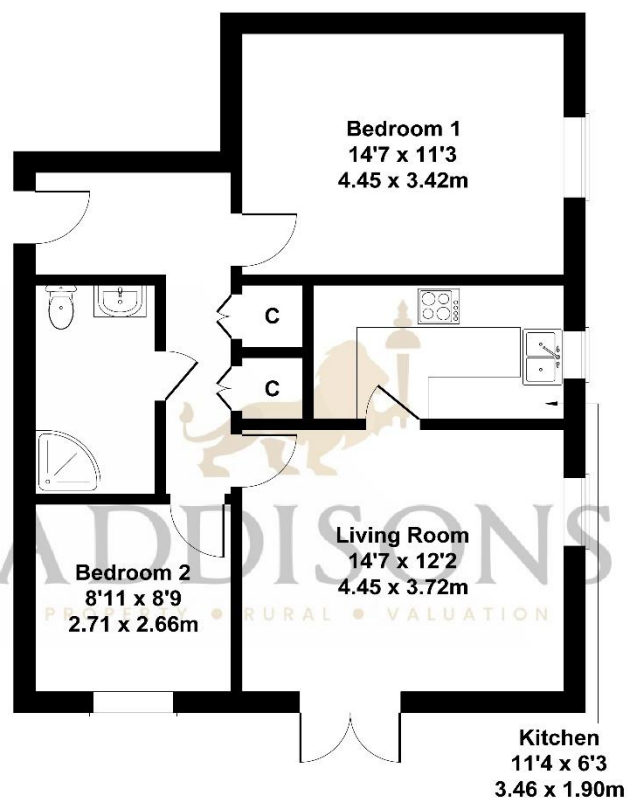
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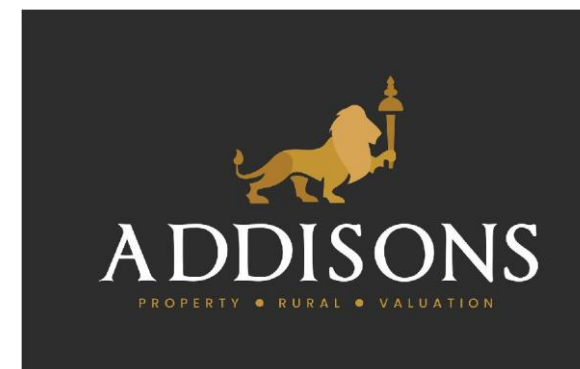


Floor Plan & EPC

44 Grove Park



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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