

Ann Cordey
ESTATE AGENTS

**26 Sandringham Court, Darlington, DL3 9FB**

**£120,000**

# 26 Sandringham Court, Darlington, DL3 9FB



Top floor apartment and room with a view. This TWO BEDROOMED apartment is a fine example of a property of it's type, simply move in and enjoy as the property is in ready to move into order. Offering light and airy accommodation with neutral decor and flooring with an upgraded kitchen in modern tones and stylish touches throughout.

The apartment is available with no onward chain which adds to the convenience. Situated within the Mowden development in Darlington's West End. There is a parade of shops within walking distance which includes a Co-op and post office. There are also a couple of popular pub/restaurants, regular bus services and excellent transport links.

Situated on the top floor with a Juliet balcony opening from the lounge and overlooking the carpark and communal gardens. The kitchen has been upgraded and boasts a host of integrated appliances. Both bedrooms and of a good size and serviced by a bathroom/WC with panelled bath with over the bath electric shower. Externally, the communal grounds are well kept and the property benefits from a single GARAGE which is positioned with a separate garage block and has its own electricity supply.

Warmed by gas central heating and fully double glazed.



TENURE: Leasehold*
COUNCIL TAX:

*Leasehold details and management charges information is available from our office.

**COMMUNAL HALLWAY**
Intercom access to the communal hallway which has the staircase to all floors.

**RECEPTION HALLWAY**
A welcoming reception hallway with storage cupboard and leading to all of the accommodation.

**LOUNGE**
**13'10" x 11'1" (4.23 x 3.39)**
A light and bright reception room with a Juliet balcony which floods the room with light and invites the outside in.



**KITCHEN**
**11'4" x 8'0" (3.46 x 2.45)**
The kitchen has been upgraded and comprises of an ample range of wall, floor and drawer cabinets in a midnight blue tone which are complemented by contrasting worksurfaces and tiled splashback. The integrated appliances include an electric oven and gas hob and there is plumbing for an automatic washing machine. The central heating boiler is situated here and was installed in 2024. The room can also accommodate a dining table.

**BEDROOM ONE**
**11'3" x 10'9" (3.45 x 3.28)**
A generous double bedroom overlooking the front aspect and having a built in storage cupboard.

**BEDROOM TWO**
**6'7" x 9'8" (2.02 x 2.95)**
A second good sized room also overlooking the front aspect.

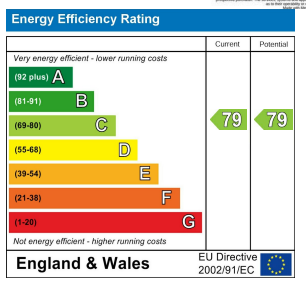
**BATHROOM/WC**
Comprising a white modern suite with panelled bath and an over the bath electric shower, pedestal handbasin and WC.

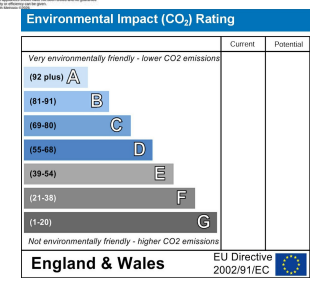
**EXTERNALLY**
The property sits in well maintained communal grounds and benefits from a single GARAGE which has an up and over door and its own electric supply.



GROUND FLOOR




YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

NAEA National Association of Estate Agents

The Property Ombudsman

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