



Swain Court  
Middleton St George, Darlington

£110,000  
ENERGY RATING: TBC

**\*\* INVESTMENT OPPORTUNITY \*\* SOLD WITH TENANT IN SITU \*\* PERIODIC TENANCY - PAYING £7200pa RENT \*\***

Swain Court is superbly positioned within this highly desirable picturesque village of Middleton St George, conveniently placed for a host of excellent amenities including post office, shops, doctors surgery, pharmacy, bus routes and also being ideally placed for Tees Valley Airport. This larger than average two double bedroom ground floor apartment was built to a high standard throughout and comprises: entrance hall with double storage cupboard, two double bedrooms with fitted wardrobes/storage, stunning & spacious modern bathroom with separate shower cubicle, open plan living/dining kitchen area, the kitchen has a range of wall and base units boasting a host of integrated appliances. The property is warmed throughout by underfloor heating and has communal gardens and allocated parking.



- Modern Ground Floor Apartment • Two Double Bedrooms with Wardrobes • Open Plan Lounge/Dining/Kitchen

## Entrance Hall

## Open Plan

## Lounge/Kitchen/Diner

28'3" x 17'10" (at max.)

## Bedroom One

12'1" x 10'2"

## Bedroom Two

9'3" x 10'0"

## Bathroom

14'4" x 6'2"

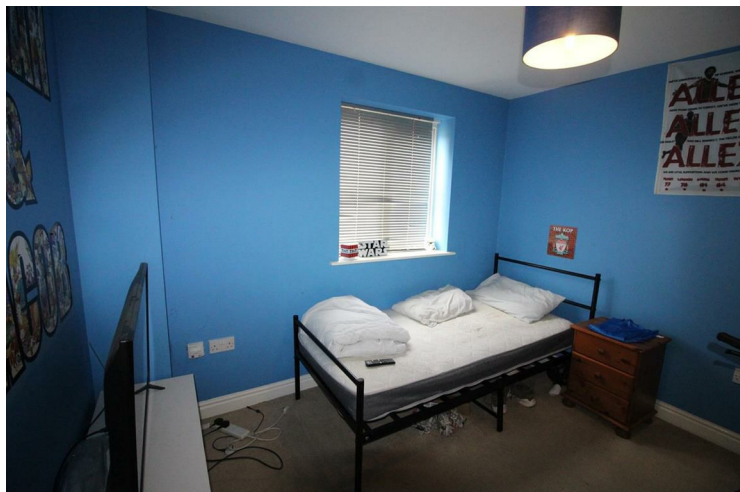
## Communal gardens

## Allocated parking space

### \*\* NOTES \*\*

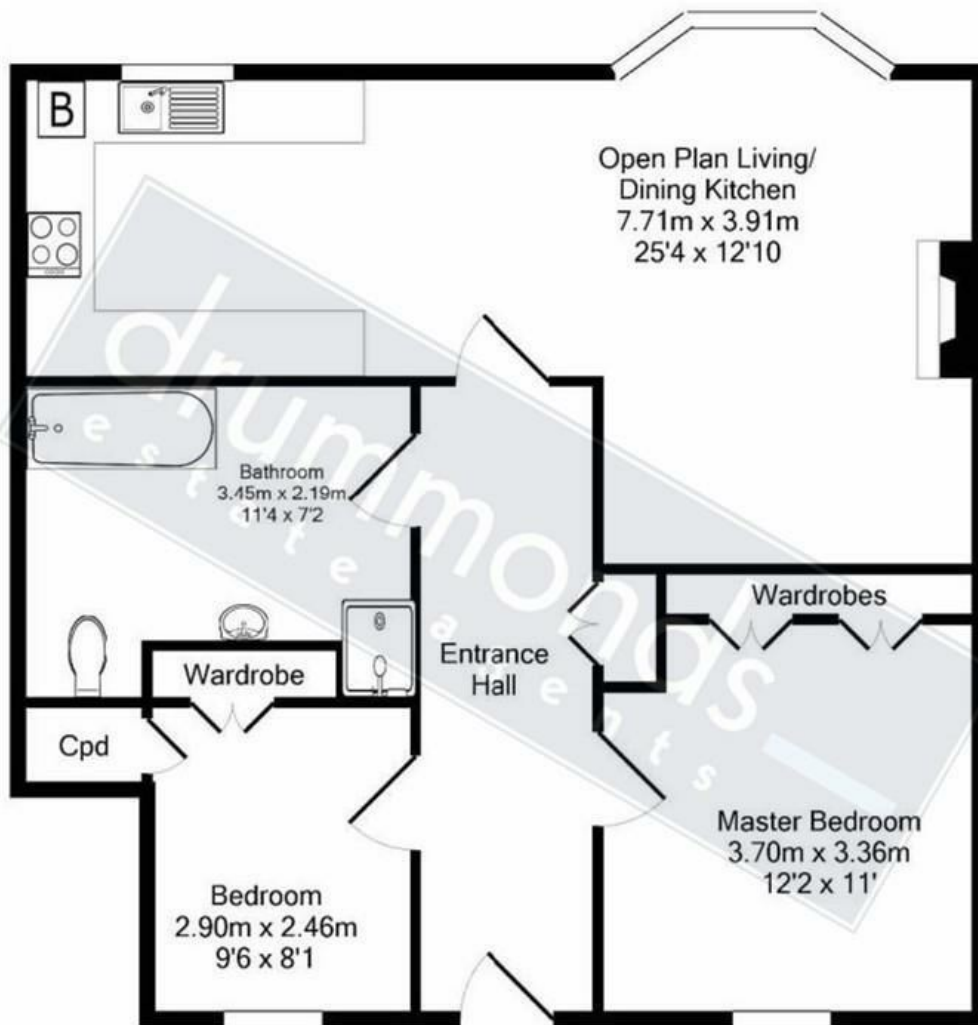
SOLD WITH TENANT IN SITU. PERIODIC TENANCY - PAYING £7200pa RENT.

Leasehold. Leases are for term of 999 years from 1 January 2005. Current ground rent is £150 per annum and current Management fees are £1200 per annum.



- Integrated Kitchen Appliances • Stunning & Spacious Modern Bathroom • Communal Gardens & Allocated Parking • Energy Rating: TBC • Council Tax Band: B (£1,774.83)





Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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