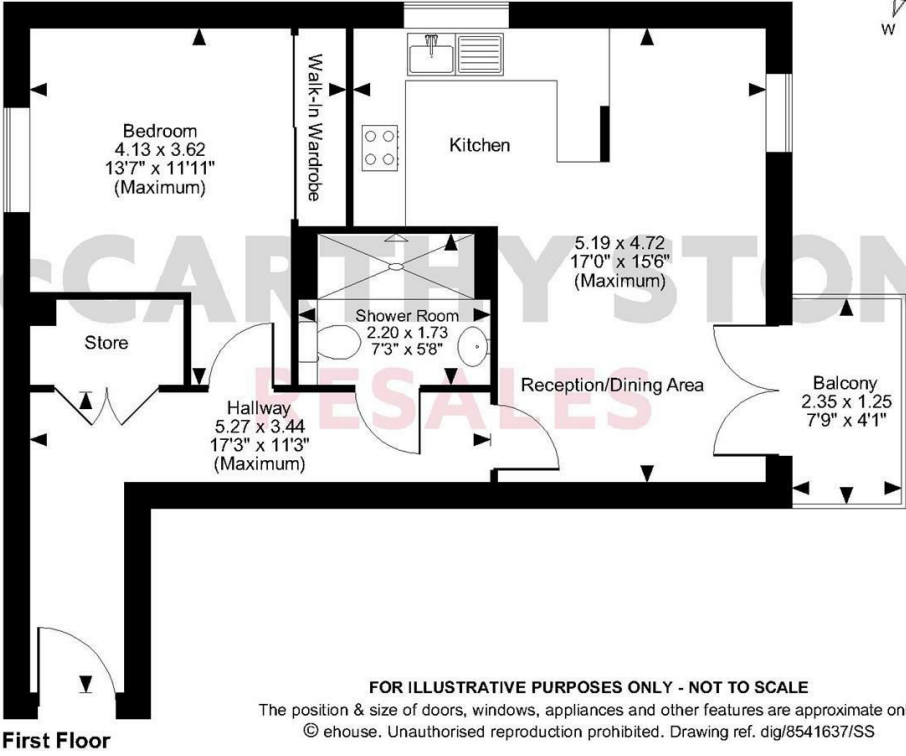


Swinden Court, Trinity Road, Darlington  
Approximate Gross Internal Area  
498 Sq Ft/46 Sq M  
Balcony external area = 32 Sq Ft/3 Sq M



First Floor

Council Tax Band: C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 85                      | 85        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 8 Swinden Court

Trinity Road, Darlington, DL3 7BF



**Asking price £150,000 Leasehold**

AN ALMOST NEW, ONE BEDROOM FIRST FLOOR APARTMENT WITH SOUTH FACING WALK OUT BALCONY IN AN EXCLUSIVE OVER 60'S RETIREMENT LIVING DEVELOPMENT NEXT TO STANHOPE PARK.

**Call us on 0345 556 4104 to find out more.**



# Trinity Road, Darlington

### Summary

This modern development offers a collection of 22 stylish one bedroom apartments and 12 spacious two bedroom apartments exclusively for those over the age of 60.

Located in the historic market town of Darlington our modern Retirement Living development is the ideal option for those seeking accommodation in the beautiful area of County Durham. Situated in the prestigious West End, close to the town centre, this is the perfect choice for your retirement. The bustling town centre with its extensive range of shops, eateries and other amenities is just half a mile away and leafy Stanhope Park is right on your doorstep.

Fully equipped and finished to a high standard, this ground floor apartment is the perfect base for you to enjoy an independent and active retirement. The development features excellent security systems including 24-hour emergency calls and a dedicated House Manager, which are sure to offer peace of mind. This apartment includes a spacious bedroom and living area, along with a fully fitted kitchen and bathroom. Residents will also benefit from a social lounge, where you can relax and catch up with friends, as well as a guest suite that's perfect for visitors. Outside, you'll discover beautifully maintained gardens and plenty of greenery, along with car parking facilities.

### Local area

A small and ancient market town located on the River Skerne, Darlington is known for being the birthplace of the world's railways and was the terminus of the first ever passenger line. Providing a solid base from which to explore the moors and dales as well as the rugged Pennine Way, it is perfect for nature lovers and offers residents the chance to view many natural beauty spots. Historically the town contains some of the most

important Early English churches in the north of the country - including the 12th Century St. Cuthbert's - and you can still see ancient styles in the architecture which was influenced by the local Quaker families and the wider Victorian era.

Darlington also hosts a weekly outdoor market and a thriving indoor market which is found beneath the town clock on Prebend Row - also home to the Cornmill Shopping Centre which provides the main retail opportunities for the town.

The local market square is also one of the biggest in the country and there are plenty of modern activities for residents to enjoy, including sport, leisure, entertainment and dining.

### Entrance Hallway

The apartment is entered through the front door which has a spy hole and letter box. The 24-hour Tunstall emergency response pull cord system, illuminated lights and smoke detector are situated in the hall area of this open plan apartment. There is a door to storage cupboard/airing cupboard housing the hot water tank and further doors leading to the bedroom and bathroom.

### Lounge

A spacious lounge area with patio doors leading out to a walk out balcony. There is ample space for dining. Two ceiling lights, power points, TV/Satellite aerial point, telephone point.

### Kitchen

Fully fitted kitchen comprising modern floor and wall mounted units with chrome handles and under counter lighting. Worktop, stainless steel sink with mono lever tap and drainer. Integrated appliances include an easy access oven, Bosch fridge-freezer and ceramic hob with extractor hood over.



# 1 bed | £150,000

### Bedroom

A bright and airy bedroom with ceiling lights, TV and phone point and ample power points.

### Bathroom

Tiled shower room with a shower cubicle with thermostatic control and glass screen. WC, vanity unit with inset wash hand basin and mirror above. Shaving point, electric heated towel rail and extractor fan.

### Car parking

Please speak to the House Manager or Property Consultant if you wish to purchase a car parking space.

### Service charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual service charge: £3,247.01 for financial year ending 30/09/2026.

### Leasehold information

Lease: 999 Years from 1st June 2018  
Ground rent: £425 per annum  
Ground rent review: 1st June 2033  
Managed by: McCarthy and Stone Management Services

### Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

