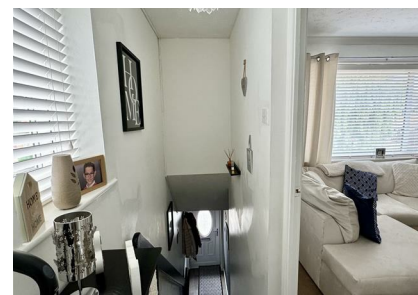


Aquinas Court, Darlington, DL3 0YG  
Guide price £55,000



# Aquinas Court, Darlington, DL3 0YG

Guide price £55,000

Council Tax Band: A

Welcome to Aquinas Court, brought to you by VURV estates.

A charming one bedroom, first floor apartment, that offers a perfect blend of comfort and convenience.

For sale via the 'Modern Method of Auction', with the option of vacant possession, or with a 'Sitting tenant' who has called this home since 2021.

This delightful apartment boasts a cosy reception room, ideal for relaxing or entertaining guests. With one spacious bedroom, nicely appointed kitchen and shower room, this property is perfect for individuals or couples looking for a peaceful retreat.

## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Situated in a quiet cul-de-sac, just off North Road, is lies within easy reach of local shops & amenities, the town centre, and transport links to the A1(M) & A66. Whether you are looking to enjoy a peaceful evening in the garden at the rear of the property or

simply unwind indoors, Aquinas Court offers the perfect setting for a relaxed lifestyle.

It features uPVC double glazing, central heating, parking to front, and garden to rear.

## Ground floor

Entrance vestibule with stairs to the first floor apartment.

## First floor

Small landing area, light and airy reception room, fitted kitchen with a range of units, electric hob, extractor & single oven. Double bedroom with built-in wardrobe and shower room.

## Externally

Driveway to the front and enclosed garden to rear, which is considered low maintenance.

## Please note:

Council Tax Band - A

Tenure - Leasehold, details to follow

EPC rating C

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with

forward thinking Estate Agency.

## Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

## Principal elevation

## Entrance vestibule

## Lounge

12'5" max x 14'4" max (3.80 max x 4.37 max)

## Kitchen

10'2" x 6'2" (3.10 x 1.88)

## Bedroom

9'1" x 10'2" max (2.78 x 3.10 max)

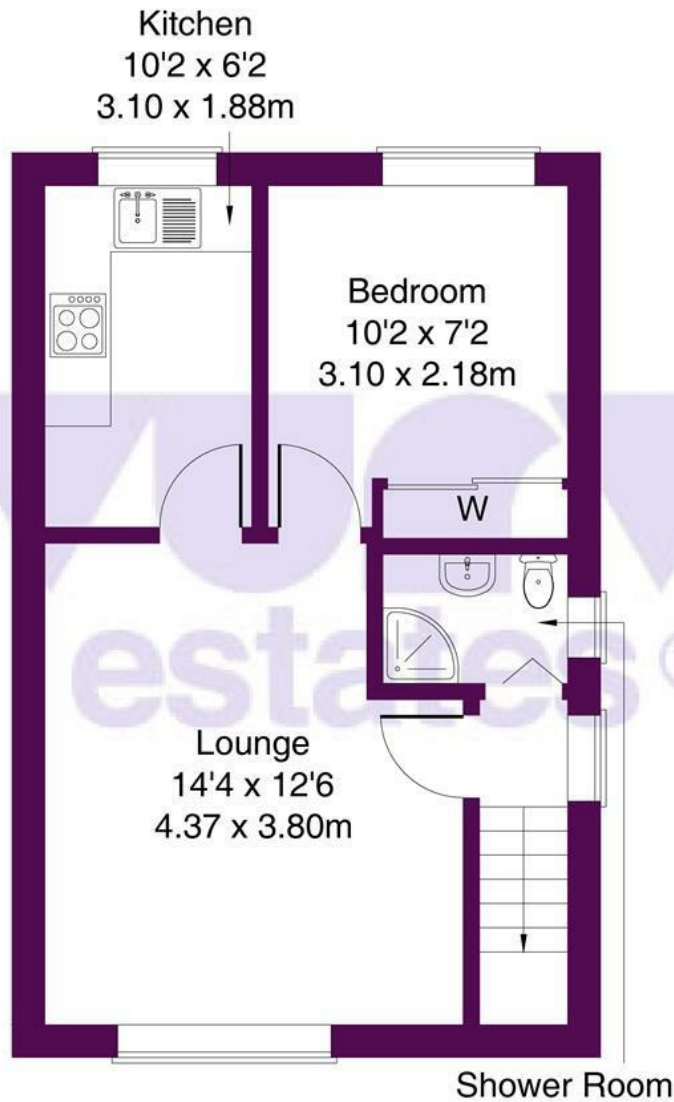
## Bathroom

## Externally



# Aquinas Court, Darlington, DL3 0YG

Approximate Gross Internal Area: (388 sq ft - 36 sq m.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	75
(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	



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

