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Ropner Gardens  
Middleton St. George, Darlington, DL2 1FB

**Offers in the region of £260,000**

Apartment  
3 Bedroom/s  
2 Bathroom/s



Stunning first floor THREE bed roomed apartment, presented to a high standard and retaining many period features throughout, located within this peaceful setting, the apartment is located within a converted period property. As soon as you enter the welcoming hallway with either stairs or lift, you will immediately know that this apartment is something special. Internal viewing will reveal entrance hallway, a bespoke kitchen/diner with quality appliances, a large living room, master bedroom having built in wardrobes and en-suite, there are two further bedrooms and main house bathroom/WC. quality fittings and fixtures throughout.

Externally the apartment stands in walled gardens, with an abundance of mature trees etc, and allocated parking space plus ample parking for visitors.







- STUNNING APARTMENT
- RETAINING CHARM & CHARACTER
- SPACIOUS LIVING SPACE
- COMMUNAL ESTABLISHED GARDENS
- PERFECT FOR TRANSPORT LINKS
- PERIOD DWELLING
- FABULOUS SETTING
- BESPOKE KITCHEN WITH APPLIANCES
- PRESENTED TO A HIGH STANDARD
- VILLAGE LOCATION

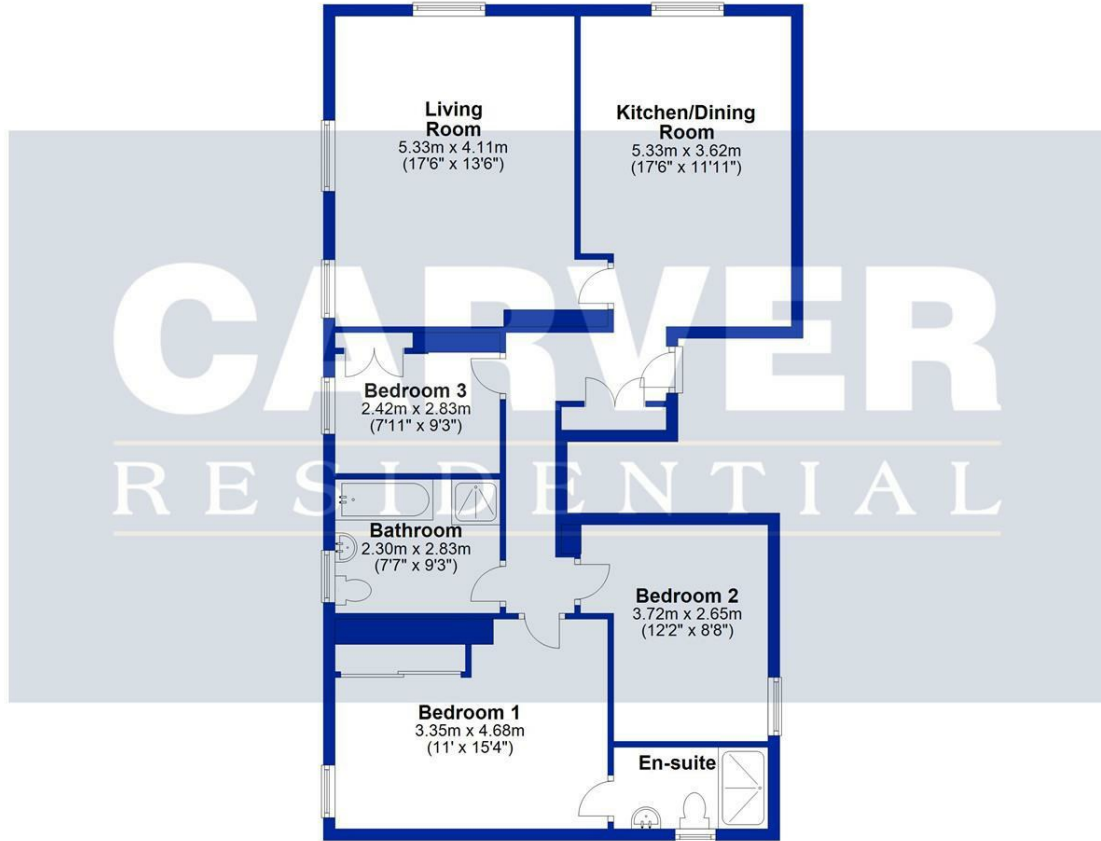
**GENERAL INFORMATION**

Services: Gas central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: Darlington Borough Council (Tax Banding E)

**TENURE**

## Ground Floor

Approx. 96.8 sq. metres (1041.5 sq. feet)



Total area: approx. 96.8 sq. metres (1041.5 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>71</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	

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MAB 6202



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