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Carmel Road North
Darlington, DL3 8JB

Offers in the region of £230,000

Apartment
2 Bedroom/s
2 Bathroom/s

Exclusive small purpose development, situated within the heart of the WEST END of town, conveniently placed for a host of amenities, bus routes and being well placed for the market towns of Barnard Castle, Yarm etc. Built to a high specification with quality fixtures and fittings throughout offering a lifestyle of living for anyone over 55 years of age. There are beautiful landscaped gardens with seating area to enjoy the summer months, with communal lounge to socialize. Ground floor apartment having secure intercom entry system, a large reception hallway with useful storage cupboards, a well appointed living/dining room with French doors, superbly fitted kitchen/diner with a host of quality appliances. The master bedroom offers a walk-in dressing room with hanging and shelving, and en-suite/WC, a further double bedroom and bathroom/WC, the apartment benefits from under floor heating, and no onward chain.

EARLY VIEWING WILL IMPRESS.





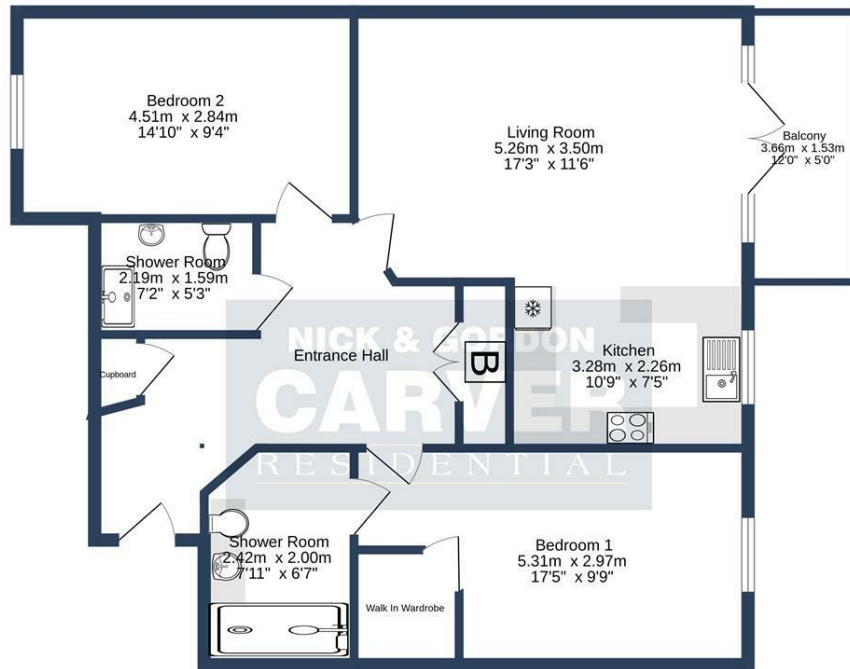
- WEST END LOCATION
- BUILT TO A HIGH SPECIFICATION
- PURPOSE BUILT DEVELOPMENT
- FULLY FITTED KITCHEN WITH APPLIANCES
- NO ONWARD CHAIN
- SMALL EXCLUSIVE DEVELOPMENT
- COMMUNAL GARDENS
- MASTER WITH EN-SUITE AND WALK-IN DRESSING ROOM
- AGE RESTRICTION OF OVER 55'S
- READY TO MOVE INTO

TENURE

The property is leasehold held on a 999 year lease dating from 2017

Ground Rent: £490.00 PER ANNUM

Service Charge: £3000 aprox per annum water and drainage costs, cleaning of the communal hallway and gardening are included within the service charge



GROUND FLOOR
78.9 sq.m. (849 sq.ft.) approx.

EMERSON COURT, CARMEL ROAD NORTH, DARLINGTON, DL3 8JB.

TOTAL FLOOR AREA: 78.9 sq.m. (849 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

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MAB 6202



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