



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Rosebay Court
Darlington, DL3 6RS

Offers in the region of £110,000

Apartment
2 Bedroom/s
1 Bathroom/s

A most impressive TWO double bed roomed apartment, within walking distance of the Town Centre, and Cockerton village. This deceptively spacious apartment is well presented throughout, and offers fabulous views to the front over the Woodland bowling green. Having a spacious hallway, a well appointed lounge with Fischer radiator, fitted kitchen/breakfast room with integrated cooking appliances, bathroom/WC with overhead shower, two double bedrooms having fitted wardrobes, also having allocated parking bay, recently fitted carpets, and intercom entry system.

Early viewing will impress.





- PURPOSE BUILT APARTMENT
- IMPRESSIVE, READY TO MOVE INTO
- LARGE LIVING ROOM
- SUITED TO A VARIETY OF BUYERS
- WELL PLACED FOR AMENITIES

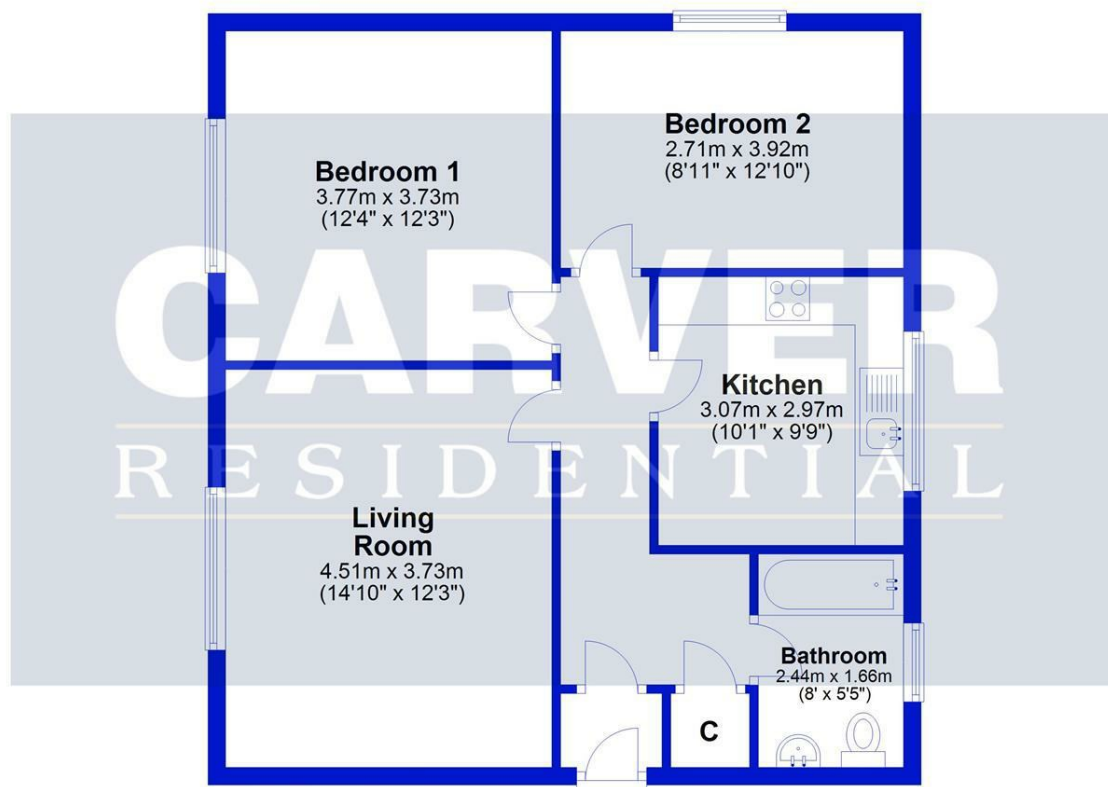
- VIEWS TO THE FRONT OVER BOWLING GREEN
- TWO BEDROOMS
- FITTED KITCHEN
- ALLOCATED PARKING BAY

TENURE

The property is leasehold held on a 125 year lease dating from 1993
Service Charge: £1,910 INCLUDING GROUND RENT FOR YEAR 2024

Ground Floor

Approx. 65.6 sq. metres (706.3 sq. feet)



Total area: approx. 65.6 sq. metres (706.3 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) A		
(81-91) B		
(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	

We can search 1,000s
of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk