



Welcome to The Gatehouse, a modern ground floor apartment located in the desirable area of Darlington, just off the well-known Barmpton Lane. This charming property offers a spacious 872 square feet of living space, making it an ideal choice for a variety of buyers, including first-time homeowners and savvy investors alike.

Upon entering, you are greeted by an intercom entry system that leads you into a welcoming reception hallway. The well-appointed living and dining room provides a comfortable space for relaxation and entertaining, filled with natural light. The kitchen is thoughtfully designed, featuring a range of fitted units and integrated cooking facilities, perfect for those who enjoy culinary pursuits.

The apartment boasts two generously sized bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located and includes a WC, ensuring functionality for everyday living.

Externally, residents can enjoy the benefits of communal gardens, offering a pleasant outdoor space to unwind. Additionally, the property includes an allocated parking bay, providing convenience for those with vehicles. With no onward chain, this property is ready for you to move in and make it your own.

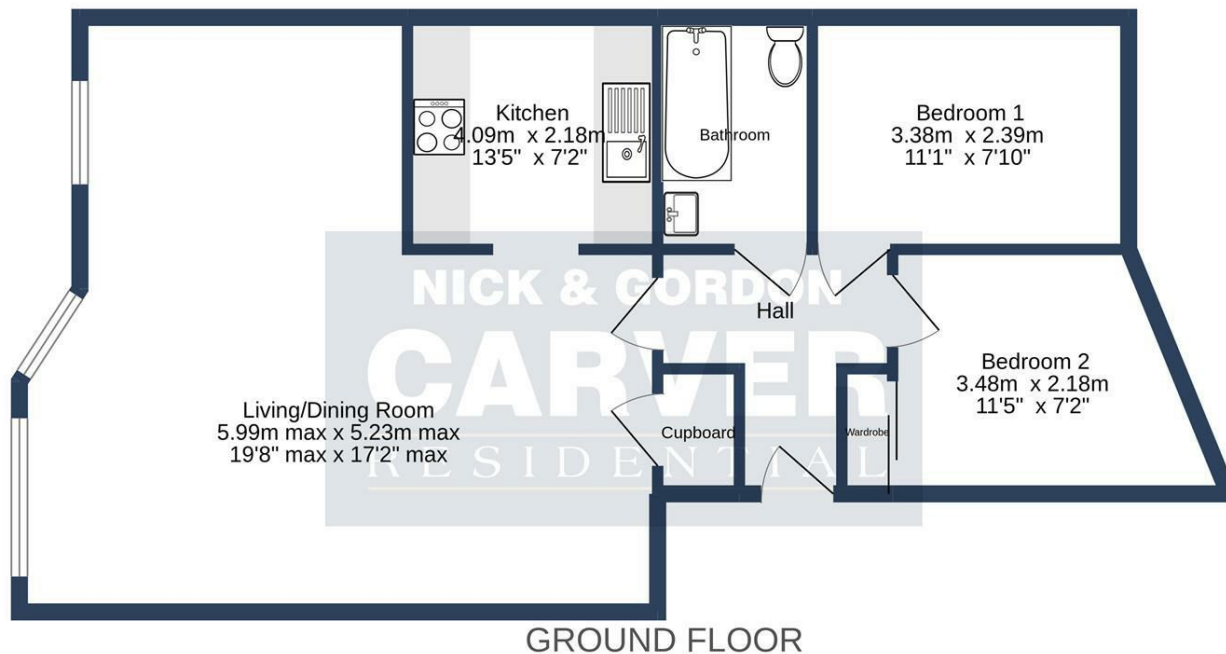


- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- IDEAL FOR A VARIETY OF BUYERS
- COMPETITIVELY PRICED
- EARLY VIEWING ESSENTIAL

- POPULAR LOCATION
- PURPOSE BUILT DEVELOPMENT
- WELL PLACED FOR THE TRAIN STATION
- TWO BEDROOMS
- ALLOCATED PARKING BAY.

TENURE

The property is leasehold held on a 125 year lease dating from 1 January 2006
GROUND RENT IS £229.25
SERVICE CHARGE £1,323
BUILDING INSURANCE £59.06 Electric heating,pvc double glazing.



THE GATEHOUSE, DARLINGTON. DL1 3HA.

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.
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	81
(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
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

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

www.carvergroup.co.uk