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RESIDENTIAL



**Squires Court, Woodland Road, Darlington, DL3 9XZ**  
**Offers in the region of £79,950**

**NO ONWARD CHAIN**

Occupying a pleasing position within the heart to Cockerton village, this impressive ground floor apartment situated within this purpose-built development by McCarthy & Stone.

The apartment benefits from video security entrance system, 24-hour Careline, and resident caretaker/manager. Squires Court is well placed within easy access to a host of excellent amenities. Having its own separate entrance door, the apartment internally comprises reception hallway with useful built-in store cupboard, light and airy living/dining room, new fully fitted kitchen with integrated cooking appliances, double bedroom with fitted wardrobes, and bathroom/WC. Externally there are established, landscaped, communal gardens which are laid to lawn and stocked with an abundance of mature shrubs and herbaceous borders. Also having seating area, visitor parking bay and allocated parking.



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## TENURE

The property is leasehold with 105 years remaining (2018)

Ground Rent: £300.00 per annum

Service Charge: £1688.41 per annum (2018)

## GENERAL INFORMATION

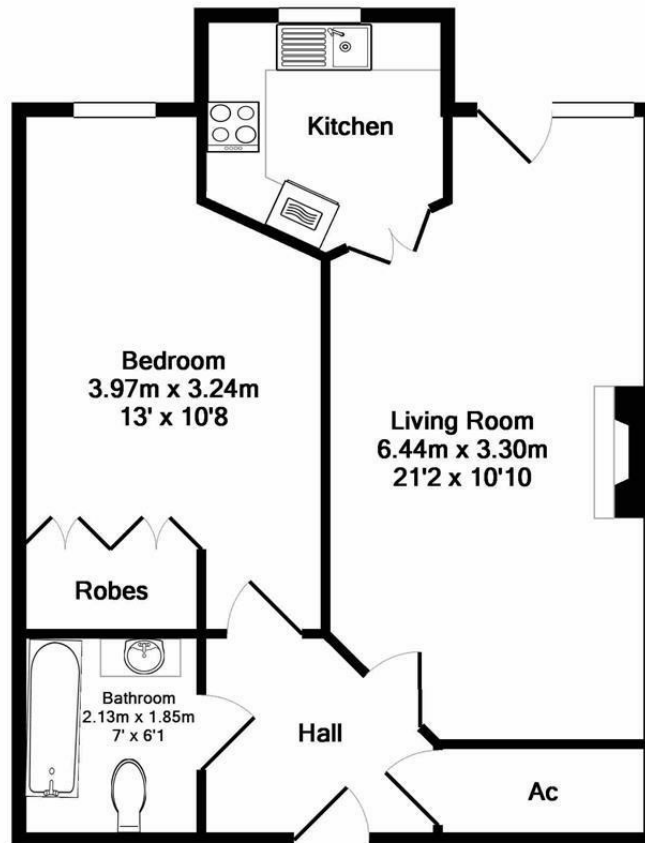
Services: Electric heating, mains electric, water and drainage

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (27-38) F                                   |         |           |
| (1-26) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (82 plus) A   |         |           |
| (61-81) B   |         |           |
| (49-60) C   |         |           |
| (35-48) D   |         |           |
| (23-34) E   |         |           |
| (12-22) F   |         |           |
| (1-11) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



## SQUIRES COURT, DARLINGTON. DL3 9XZ.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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