



country properties  
village properties  
town homes  
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building plots

Trinity Road  
Darlington, DL3 7BF

**Offers in the region of £125,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

Swinden Court offers stylish living of similar apartments, located within the popular WEST END of town, this purpose built GROUND FLOOR apartment is exclusively for those aged 55 and over, a perfect choice for your retirement, fully equipped and finished to a high standard. The apartment offers a welcoming hallway with large storage cupboard/utility, a well appointed living/dining room having double French doors opening to private patio, perfect to enjoy the summer sunshine, the kitchen is fitted with a range of units with integrated appliances, the master bedroom offers walk-in cupboard with the addition of mirrored wardrobes, and a modern shower room/WC. Residents also benefit from a social lounge, as well as a guest suite that is perfect for visitors, a dedicated house manager and a 24 hour emergency call system. Outside, you will discover beautiful landscaped gardens, with patio area, also having allocated parking bay.





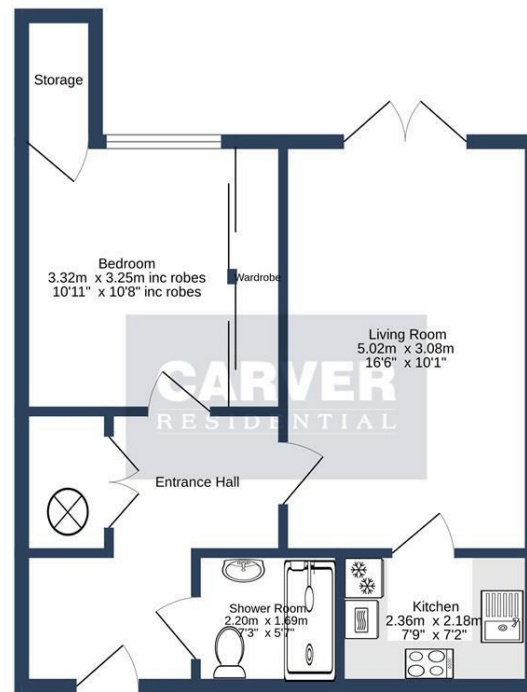
#### **GENERAL INFORMATION:**

Services: mains electric, water and drainage.  
pvc Double glazing  
Local Authority: Darlington Borough Council (Tax Banding C)

#### **TENURE**

The property is leasehold held on a 999 year lease  
Service Charge: £2.616 per annum

- GROUND FLOOR APARTMENT
- PRIVATE REAR PATIO
- FITTED KITCHEN WITH APPLIANCES
- GUEST SUITE
- SMALL PET ALLOWED
- SECURE INTERCOM ENTRY SYSTEM
- 24/7 CALL SYSTEM
- WEST END LOCATION
- PARKING BAY
- DEDICATED CARE MANAGER



GROUND FLOOR  
43.2 sq.m. (465 sq.ft.) approx.

SWINDEN COURT, DARLINGTON, DL3 7BF

TOTAL FLOOR AREA: 43.2 sq.m. (465 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) <b>A</b>	<b>88</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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