



Grove Park

Barnard Castle

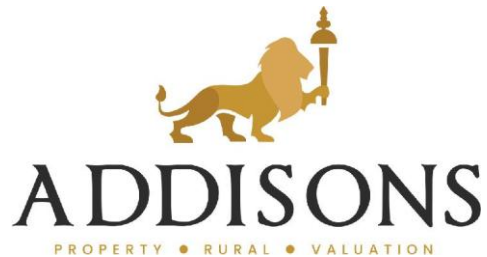


ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A self-contained two bedroom first floor apartment located in this well-established development for the over 55s.

This property is ideally located for access into the centre of the popular market town of Barnard Castle and all its amenities. The properties are well maintained by Anchor Trust, and there is a service charge, detailed below. The property is accessed from the car park via well maintained gardens to a secure entry system with telephone access to the apartment. The apartment also benefits from emergency pull cords in all rooms, thus giving total peace of mind.



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

FIRST FLOOR

Hallway

Storage heater, two storage cupboard one housing boiler and access to loft space.

Bathroom

Panelled bath with electric shower over, low level wc, pedestal wash hand basin, wall heater and tiled splashbacks.

Living Room

Storage heater, coving to ceiling, twin lights and French doors leading out to the balcony. Sliding door accessing the kitchen.

Bedroom One

Coving to ceiling, storage heater and fitted sliding mirrored wardrobes.

Kitchen

Selection of kitchen units with worktop incorporating stainless steel sink unit, tiled splashbacks, integrated oven, electric hob with extractor fan above, plumbing for washing machine and space for undercounter fridge.

Bedroom Two

Storage heater and coving to ceiling.

EXTERNALLY

Ample parking spaces for both residents and visitors.

PROPERTY INFORMATION

The service charge deals with all common maintenance including gardens, exterior and common interior parts, cleaning of windows, painting of external and internally of common areas septic and water charges. The service charge is payable on a monthly basis is currently £252.53.

Managing Agents - Anchor Housing Association.

Sinking Fund - A sinking fund exists to cover items of replacement. Contributions are payable upon the sale of the property.

Rates - Individual occupiers are responsible for their own community charges.

Water Charges - All water and sewage charges are included in the service charge.

Heating Cost - Heating systems are independently provided to each flat. Each occupier will be responsible for their own heating requirements

SURVEY - We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

COVENANTS AND EASEMENTS

This property is subject to an easement which will need to be verified by the sellers' solicitors.

PROPERTY INFORMATION

Title Number(s): DU174110

Tenure: Leasehold

Lease Start Date: 10 Dec 1991

Lease End Date: 01 Aug 2141

Lease Term: 150 years from 1 August 1991

Lease Term Remaining: 115 years

Local Authority: Durham

Council Tax: Band C

WHAT3WORDS: ///suggested.ropes.snooze

Annual Price: £2,268

Conservation Area: No

Flood Risk: Very low

Broadband: Basic- 17 Mbps and Superfast - 80 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Water and Mains Drainage

Heating: Storage Heaters

VIEWING

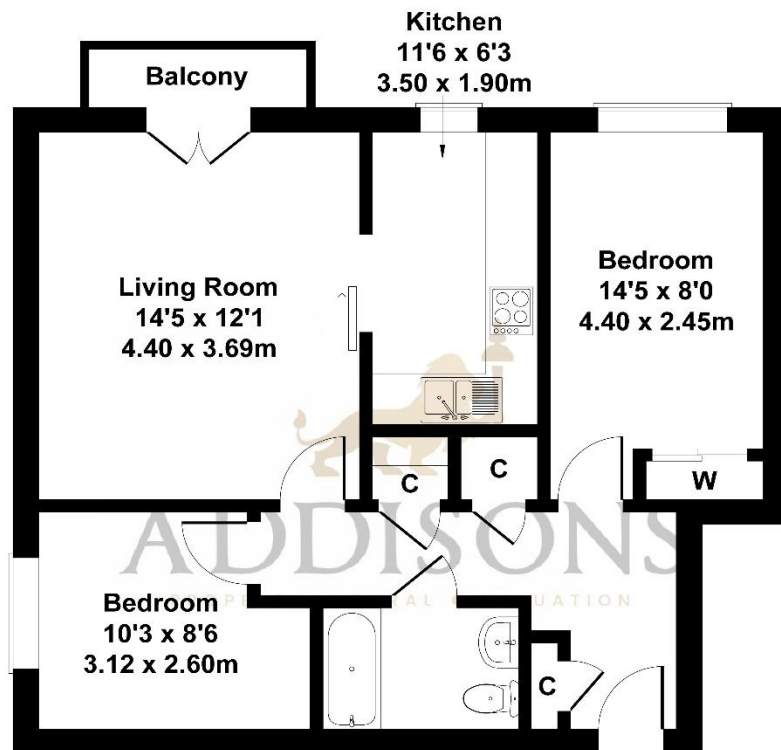
Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 Opt 1.

BROCHURE

Details and photographs taken March 2025.



Floor Plan 43 Grove Park, Barnard Castle

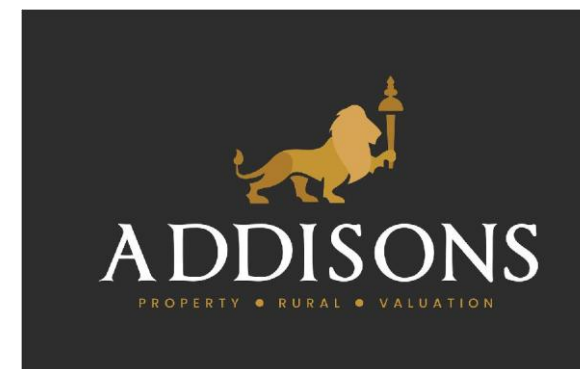


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		76
55-68 D	66	
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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