



**Lyon Walk, Newton Aycliffe, DL5 5LZ**  
**Offers in the region of £55,000**

Offered for sale on a SHARED OWNERSHIP, (70/30), basis this 2 BEDROOM first floor apartment enjoys a most convenient location within walking distance of Newton Aycliffe Town Centre, doctors surgery and bus routes. Equipped with gas central heating to radiators and uPVC double glazing the property has been well maintained throughout and is offered for sale to interested buyer's over the age of 55, only.

2 bedroom/s  
Flat - Retirement

Council Tax: Band A  
Tenure: Leasehold  
EPC Rating: D

**Agents Notes**

Tenure:- Leasehold  
 125, year Lease commencing 1991  
 Approximately 92, years remaining on existing Lease, (2024)

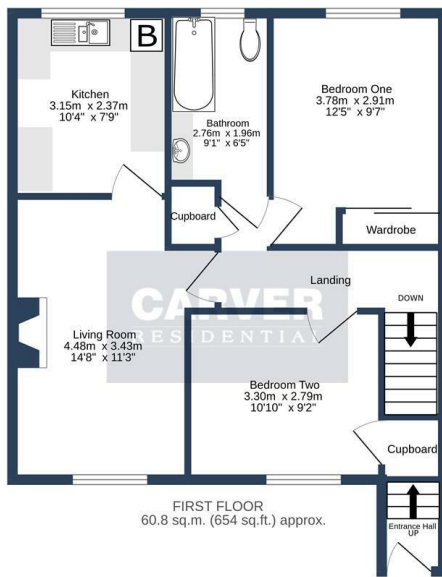
Service Charge:- Approximately £92pcm

Mains gas, (central heating to radiators), electricity & drainage

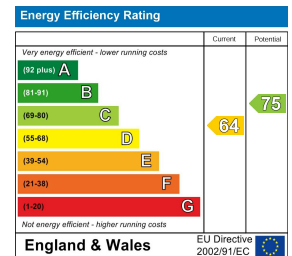
uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council



LYON WALK, NEWTON Aycliffe, DL5 5LZ  
 TOTAL FLOOR AREA: 60.8 sq.m. (654 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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. Mapas with Message 0202



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MAB 6202

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