



Offered for sale on a SHARED OWNERSHIP basis, (70%/30%), this beautifully presented and significantly improved 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. An internal viewing will reveal an entrance hallway, living room, modern fitted kitchen/dining room, two good size bedrooms, (each with storage), and a shower room/WC with modern white suite.





Agents Notes

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

uPVC double glazing throughout

Council Tax:- Band A

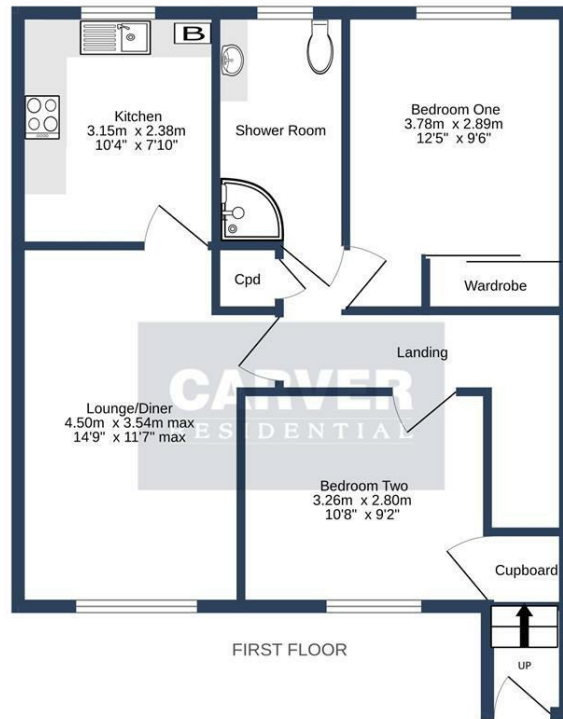
Local Authority:- Durham County Council

Tenure:- Leasehold

125, year Lease commencing 1991

Approximately 91, years remaining on existing Lease, (2025)

Service Charge:- Approximately £134pcm



LYON WALK, NEWTON AYLCLIFFE, DL5 5LZ.

While 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) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(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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MAB 6202



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