



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Lyon Walk
Newton Aycliffe, DL5 5LZ

Offers in the region of £55,000

Apartment
2 Bedroom/s
1 Bathroom/s

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.





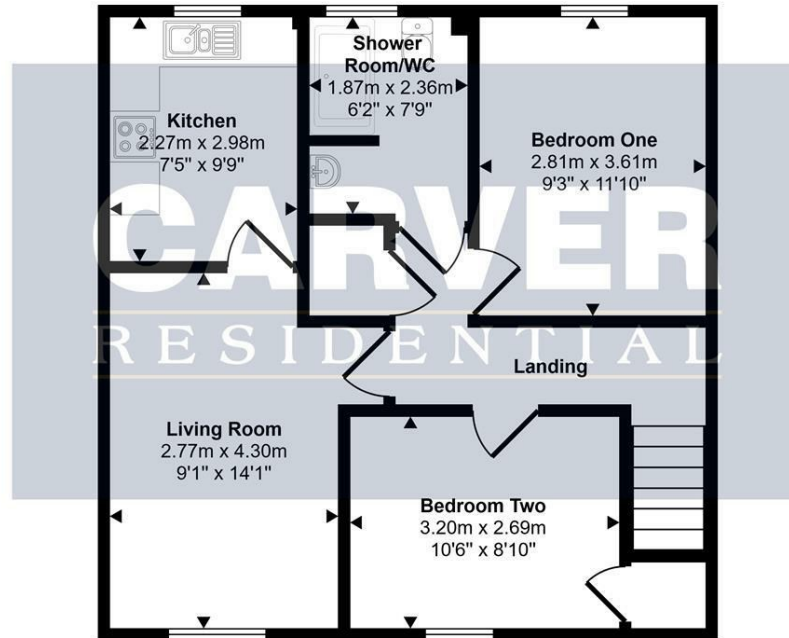
Agents Notes

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

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Approx Gross Internal Area
54 sq m / 576 sq ft



Lyon Walk, Newton Aycliffe

| 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 | |

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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MAB 6202



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