

**Gregory Court, Newton Aycliffe, DL5 5JB****Offers over £65,000**

Offered for sale with NO ONWARD CHAIN this GROUND FLOOR apartment is ideally placed for nearby bus routes and everyday amenities. An internal viewing will reveal an entrance hallway with built-in storage cupboard, living room, fitted kitchen, double bedroom and a bathroom/WC with overhead electric shower. Externally there is an open plan garden to the front, enclosed garden to the rear and an allocated car parking space. In addition the property is warmed by electric heating and uPVC double glazing.

1 bedroom/s  
Apartment

Council Tax: Durham County Council Band A

Tenure: Leasehold

EPC Rating: C

## Tenure

Leasehold

We understand that the property has a 999, year Lease commencing 1, January 1995 with approximately 969, years remaining on the existing Lease

There is a Ground Rent / Service Charge payable at approximately £30, per annum

## Agents Notes

Electric heating

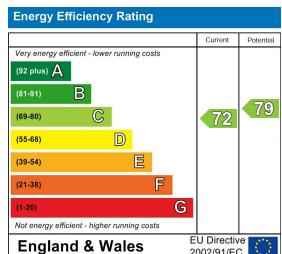
uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

## 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.



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MAB 6202



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