



70% SHARED OWNERSHIP. A first-floor apartment offered for sale to over 55's and occupying a convenient location within walking distance of shopping facilities, bus routes and doctors surgery. Equipped with gas central heating to radiators and uPVC double glazing the property features an entrance vestibule, first floor hallway with built-in storage cupboard, living room, kitchen with a modern range of floor and wall mounted units, two good size bedrooms and a shower room/WC with modern white suite. The property is offered for sale with vacant possession.





- First floor apartment
- Over 55's
- Two good size bedrooms
- GCH, (rads)
- No onward chain

- 70% shared ownership
- Living room leading to kitchen
- Shower room/WC
- uPVC double glazing



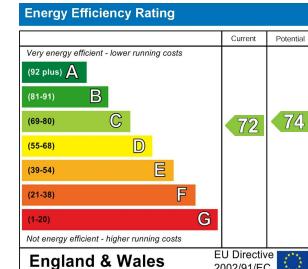
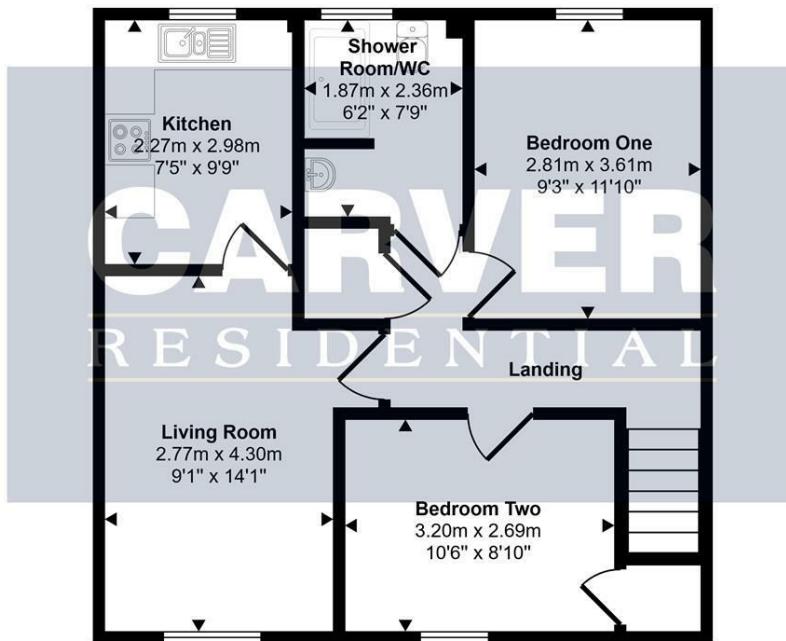
#### Agents Notes

Tenure:- Leasehold  
Mains gas, (central heating to radiators), electricity & drainage  
uPVC double glazing throughout  
Council Tax:- Band A  
Local Authority:- Durham County Council  
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

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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