



**** 50% SHARED OWNERSHIP - RENT £183.00 PER CALENDER MONTH ****
**** GROUND FLOOR APARTMENT ****
**** AGED 60 AND OVER ****

Swinden Court is a new development built by McCarthy & Stone off Trinity Road in the prestigious West End of Darlington close to Stanhope Park and only a short walk from the town centre where there are an excellent range of shopping and leisure facilities. This impressive one bedroom GROUND FLOOR apartment with a NORTH facing aspect offers deceptively spacious luxuriously appointed accommodation with the benefit of ELECTRIC HEATING, uPVC DOUBLE GLAZING, well appointed luxuriously fitted kitchen and shower room.

This brand new apartment and development is designed to provide independent retirement living for those AGED 60 AND OVER.

Property 02 is a beautiful one bedroom apartment measuring 530 square feet, ideally located on the ground floor boasting a private patio.

The spacious living room is decorated in a natural colour which gives a bright and airy feel, the fitted kitchen comes complete with integrated appliances, and your washer dryer is conveniently located in a separate utility cupboard.

**Swinden Court, Trinity
 Road, Darlington, DL3 7BF
 1 Bed - Apartment
 50% Shared Ownership £79,999
 EPC Rating: B
 Council Tax Band: C**



Swinden Court, Trinity Road, Darlington, DL3 7BF



Property 02 is a beautiful one bedroom apartment measuring 530 square feet, ideally located on the ground floor boasting a private patio.

The spacious living room is decorated in a natural colour which gives a bright and airy feel, the fitted kitchen comes complete with integrated appliances, and your washer dryer is conveniently located in a separate utility cupboard.

The master bedroom benefits from an en-suite shower room and a walk in wardrobe fitted with hanging space and shelving units. Finally, the shower room is complete with a low profile shower tray and slip resistant flooring, a chrome towel radiator and a fitted mirror.

This fantastic apartment comes complete with fitted flooring throughout, don't miss out, find out more today.

ENTRANCE HALL

UTILITY CUPBOARD

OPEN PLAN LOUNGE

13'8" x 17'7" max (4.17m x 5.36m max)

KITCHEN

9'1" x 8'0" max (2.77m x 2.44m max)

BEDROOM

9'5" x 10'4" (2.87m x 3.15m)

SHOWER ROOM/W.C.

7'3" x 5'8" (2.21m x 1.73m)

OUTSIDE SPACE

PARKING AREA

FRONT EXTERNAL



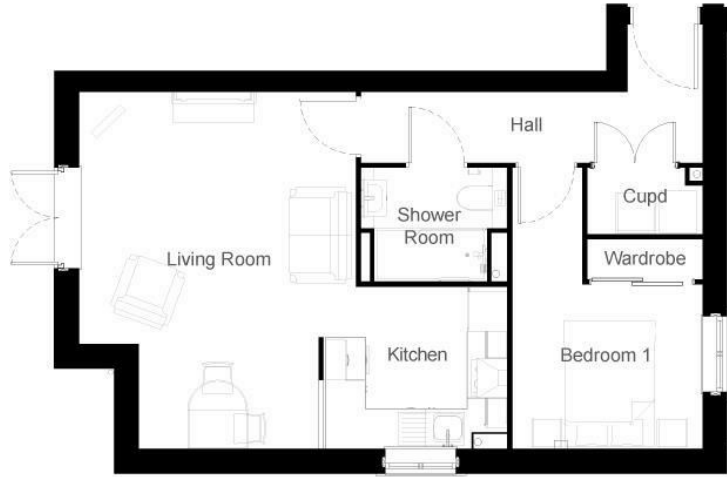
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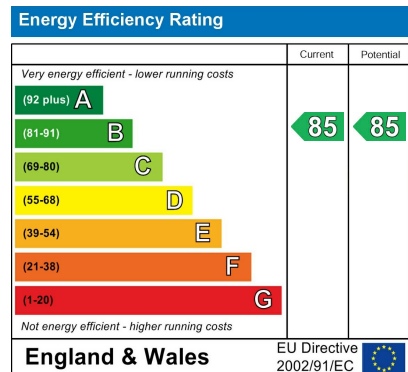
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02
530 SQ. FT
49.3 SQ. M



Living Room (Max)	13' 8" x 17' 7"	4160mm x 5365mm
Kitchen (Max)	9' 1" x 8' 0"	2760mm x 2435mm
Shower Room (Max)	7' 3" x 5' 8"	2200mm x 1715mm
Bedroom 1 (Max)	9' 5" x 10' 4"	2860mm x 3150mm

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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