



**** BEAUTIFULLY PRESENTED ** ** NO ONWARD CHAIN ****
**** EXTENDED LEASE ** ** PEPPERCORN RENT ****
**** FIRST FLOOR APARTMENT ****

Brought to the market with no onward chain this light and airy two bedroom, two reception room first floor apartment located on this popular development just off North Road which is within easy reach of local shops and amenities. The A1(M) & A66 are both within easy reach, as is the town centre.

Our client has confirmed there is no service charge or ground rent payable for this apartment and the lease term is 189 years remaining (from 2021).

Please Note: Council tax band TBC Freehold basis. EPC Band C.
Please contact Smith & Friends Estate Agents in Darlington to arrange a viewing.

Redmire Close, Darlington, DL1 2ER

2 Bed - Apartment

Offers In The Region Of £90,000

EPC Rating: C

Council Tax Band:

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Redmire Close, Darlington, DL1 2ER



There is parking to the front whilst internally the home is in excellent decorative order with nicely appointed kitchen and bathroom. Electric wall heaters were replaced in 2021 and there are uPVC double glazed windows throughout.

In our opinion it would suit the needs of a variety of buyers including a first time buyer, professional or as an investment opportunity with viewings strongly recommended to appreciate what this property has to offer.

In brief, the accommodation comprises:

Main entrance door gives access to staircase leading to the landing for two flats. Apartment entrance to a light and airy hallway with an electric wall heater, excellent size lounge with feature fireplace and electric fire. electric wall heater and bay window to the front aspect enjoying views over the green. Separate dining room with electric wall heater, ideal for entertaining with a pleasant open archway to a fitted kitchen, providing a range of units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, electric ceramic hob, chrome chimney style cooker hood, space for a fridge/freezer and plumbing for a washing machine.

Two well dressed bedrooms, a generous double with fitted wardrobes and a cosy second single bedroom. To complete the internal accommodation is a nicely appointed white suite which comprises panelled bath with overhead shower, basin and w.c.

Externally there is a block paved driveway for off-street parking.

COMMUNAL ENTRANCE

COMMUNAL LANDING AREA

ENTRANCE HALLWAY

LOUNGE

14'x10'4 (4.27mx3.15m)

DINING ROOM

9'1x7'11 (2.77mx2.41m)

KITCHEN

7'11x7'3 (2.41mx2.21m)

BEDROOM

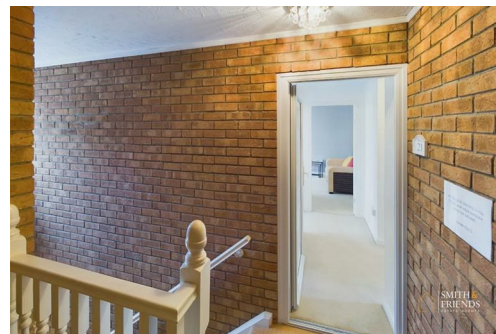
13'4" x 10'4 (4.06m x 3.15m)

BEDROOM

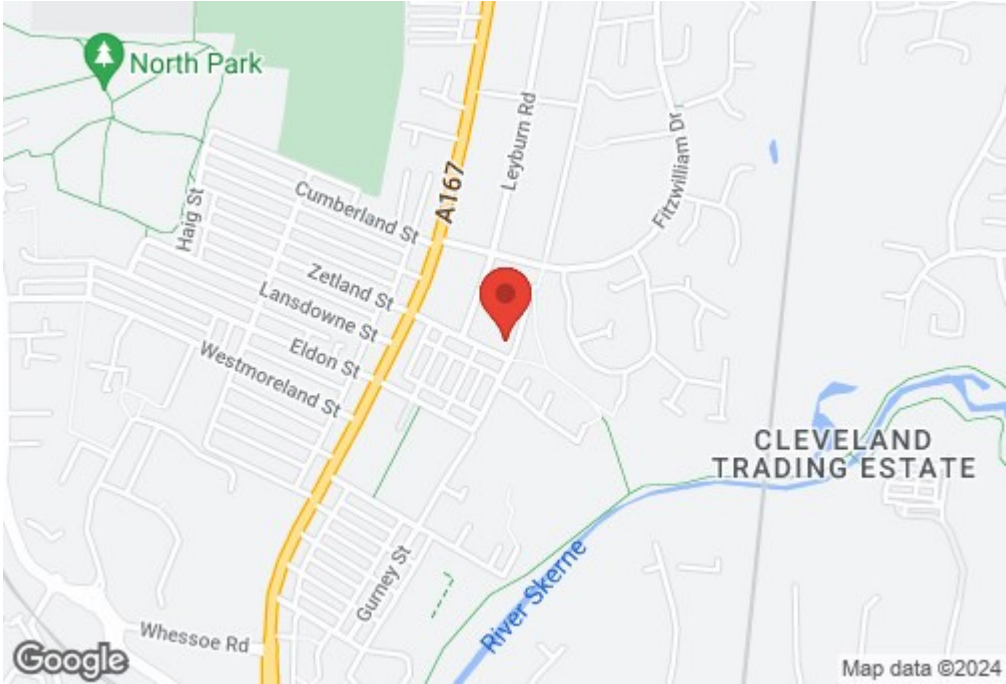
8'6" x 7'2 (2.59m x 2.18m)

BATHROOM/W.C

FRONT EXTERNAL

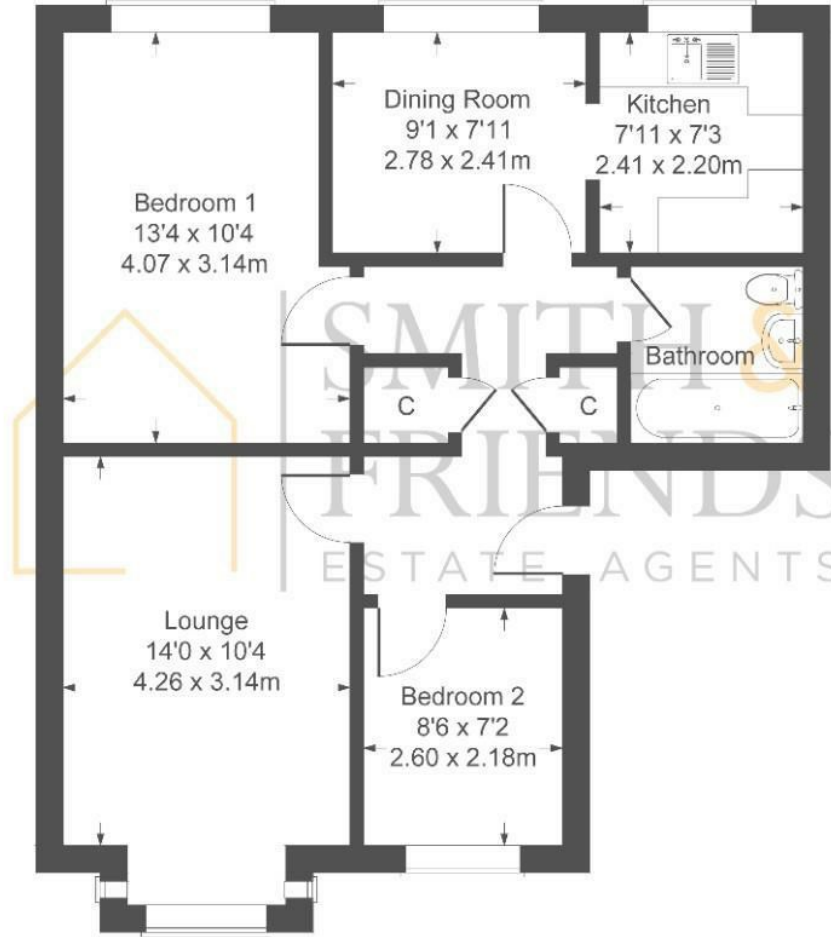


Redmire Close, Darlington, DL1 2ER



Redmire Close

Approximate Gross Internal Area
657 sq ft - 61 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 73 |
| (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 | |

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

