



The development, originally built by McCarthy & Stone for over 55's is a charming retirement apartment, ideally located near the town centre, offers both convenience and comfort.

Featuring a spacious, open-plan living area with plenty of natural light, it's perfect for relaxed living. The well-equipped kitchen and modern bathroom provide all the essentials for independent living. The apartment boasts a generous bedroom with ample storage and easy access to local amenities, including shops, cafes, and healthcare services. Residents can enjoy the added benefit of communal spaces designed for socializing and activities.

With excellent transport links and a welcoming community, this apartment is an ideal choice for a vibrant, independent retirement lifestyle.

Please Note: Council tax band C. Leasehold basis. EPC Band C  
Please contact Smith & Friends for a viewing (formerly Robinsons Tees Valley).

\*\*\*\*\*GUIDE PRICE £70,000 - £75,000\*\*\*\*\*

**Squires Court, Woodland Road, Darlington, DL3 9XZ**

**1 Bed - Flat**

**Offers In The Region Of £65,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Leasehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Squires Court, Woodland Road, Darlington, DL3 9XZ



## Main Entrance lobby

### Entrance Hall

Spacious entrance hall with access to a large storage cupboard.

### Lounge / Dining Area

23'2" x 6'8" ext to 10'8" (7.08m x 2.05 ext to 3.27m )

Economy seven storage heater, double glazed window to rear elevation.



### Kitchen

8'7" x 8'8" (2.64m x 2.65m )

A range of wall and base units, roll top worksurfaces integral cooker hob and extractor. Space for fridge freezer.



### Bathroom

Comprising panelled bath, with shower over, pedestal wash hand basin, low level WC. Part tiled walls. Extractor fan.

### Bedroom

13'7" x 9'1" (4.16m x 2.78m )

Double glazed window to the rear elevation fitted wardrobes.

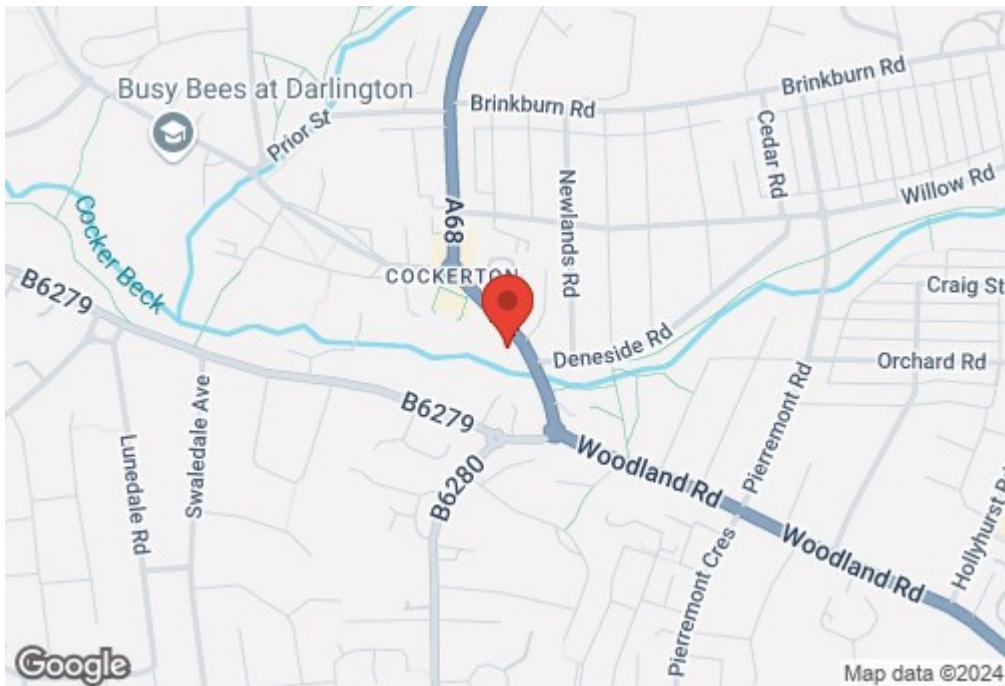


### Communal Gardens

To the front elevation there is private parking and allocated parking space with ample visitors parking. Well maintained gardens.

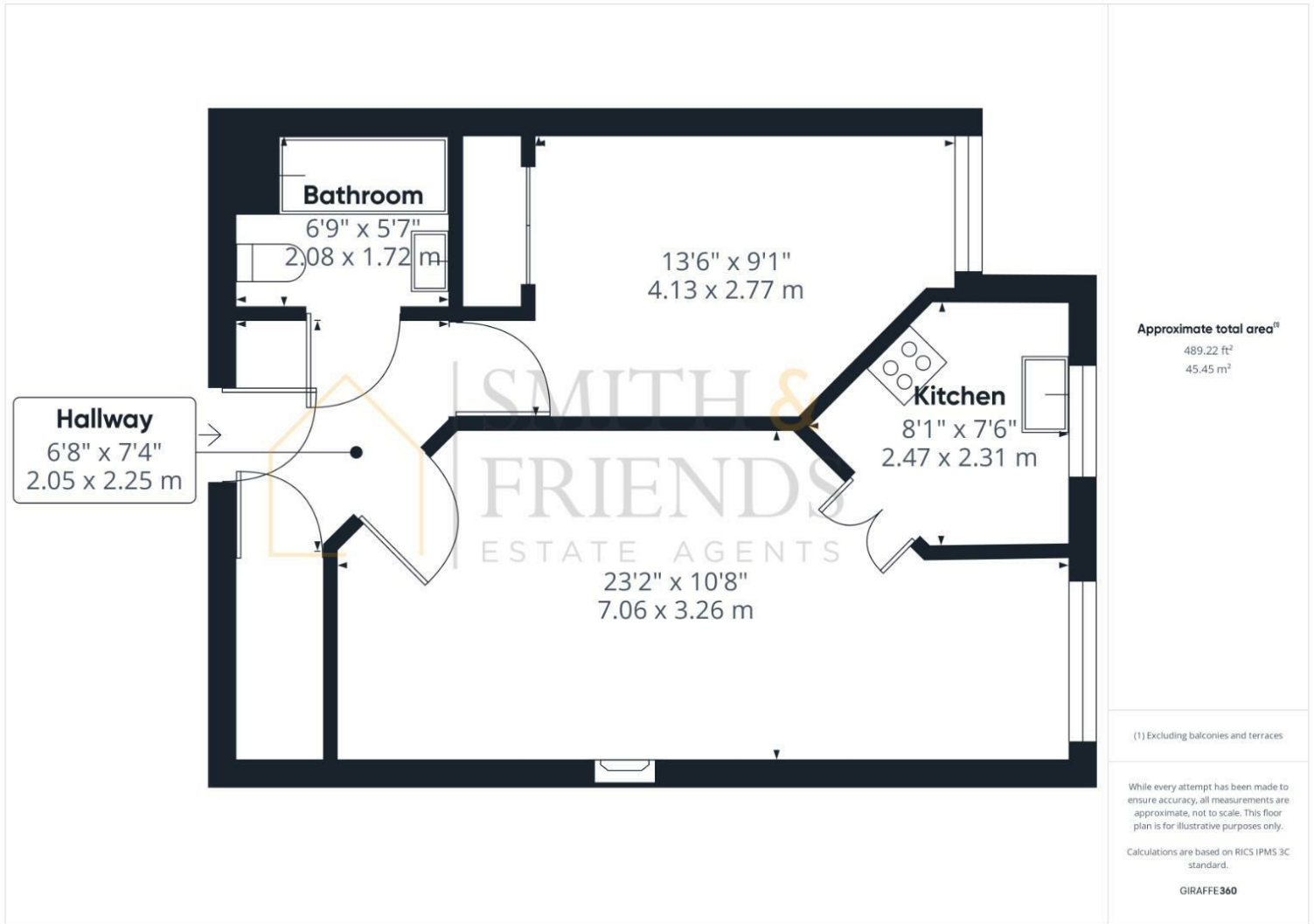


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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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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			82
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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