



Ann Cordey
ESTATE AGENTS

19 Westcliffe Court, Darlington, County Durham, DL3 7UH
Offers In The Region Of £99,950



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We offer for sale a spacious ONE BEDROOMED first floor apartment. Conveniently situated within Darlington's West End, being just off Coniscliffe Road and having ease of access to the town centre and the independent shops and cafes of the vibrant Grange Road area. The beautiful South Park is on hand, as well as the smaller Green Park.

Westcliffe Court is an established development, comprising of a small number of apartment blocks. which sit in beautiful communal gardens that can be enjoyed by the balcony from the lounge of this property.

The accommodation is well proportioned throughout, light and bright and in ready to move into order. The kitchen has appliances and the bathroom is fitted with a white suite. The accommodation is warmed by gas central heating via a Worcester boiler and is fully double glazed. One of the advantages for Westcliffe Court is that it has its own management company (Town+City management Ltd) and details of the ground rent and management fee can be provided from our office.

TENURE: LEASEHOLD

COUNCIL TAX : B

RECEPTION HALLWAY

The property is accessed directly from the first floor landing and a smart composite double glazed entrance door opens into the reception hallway which is spacious and has a handy walk-in storage cupboard. The hallway accesses the lounge, bedroom and bathroom.

LOUNGE

14'2" x 11'5" (4.34 x 3.48)

A very generous reception area being neutrally decorated and having sliding patio doors that opens out onto the balcony which has views of the communal garden grounds. There is access from the lounge into the kitchen.

KITCHEN

10'6" x 8'2" (3.22 x 2.49)

Again, quite sizeable and having an ample range of wood effect wall, floor and drawer cabinets which are complimented with cream work surfaces with stainless steel sink unit . There is a free-standing electric oven and new washing machine which was installed 18.3.24.

The wall mounted central heating boiler is situated here and the room has a UPVC window to the front aspect.

BEDROOM

12'9" x 9'11" (3.89 x 3.04)

The bedroom is a good size double with space to spare, having a UPVC window overlooking gardens to the rear and a built in cupboard for storage.

BATHROOM WC

Comprising of a white suite which includes a panelled bath which has a hand held shower mixer. In addition, there is a pedestal hand basin and wc. the room has been finished with ceramic tiles and a laminate floor and also includes a chrome heated towel rail.

EXTERNALLY

The property sits in well maintained and established gardens. That offer a variety of colour and interests through the seasons. There is a communal car park for residents with onsite car parking spaces.





GROUND FLOOR



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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13 Duke Street, Darlington, County Durham, DL3 7RX

Tel: 01325 488433

Email: sales@anncordey.com

www.anncordey.com



