



*Ann Cordey*  
ESTATE AGENTS

19 Westcliffe Court, Darlington, County Durham, DL3 7UH  
Offers In The Region Of £95,000



## **19 Westcliffe Court, Darlington, County Durham, DL3 7UH**

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 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 |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Energy efficiency rating is based on the Energy Performance Certificate (EPC) for the property. The rating is a measure of the energy efficiency of the property and is based on the predicted energy consumption of the property. The rating is a measure of the energy efficiency of the property and is based on the predicted energy consumption of the property.

**Environmental Impact (CO<sub>2</sub>) Rating**

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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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