



12 REGENTS COURT BRIGHT STREET, DARLINGTON, DL1 4EZ

Offers In The Region Of £69,950

Conveniently situated in the Eastbourne area of Darlington, and in ready to move into order. We offer for sale a **TWO BEDROOMED** second floor apartment which has great appeal.

The accommodation is light and bright, and the feeling of space is evident from entering the reception hallway.

Warmed by gas central heating, and being fully double glazed. The property would suit a host of purchasers, from a first time buy, a down size or retirement property, to a lock up and leave.



The location is ideal for access to a host of local shops and supermarkets. Darlington's town centre is within easy reach, there are regular bus services and Darlington's train station is close by. The pleasant open green space of Eastbourne Park is just along the street.

The Regents Court development sits within communal gardens, behind electric gates that offer secure off street shared parking. The property is leasehold and is subject to a management charge (details of which are available within our office).

COMMUNAL ENTRANCE

Having security intercom access to the communal entrance there is a staircase that leads up to the first floor.

RECEPTION HALLWAY

The door opens into the reception hallway which provides access to all of the accommodation and handy storage cupboards.

LOUNGE/DINING ROOM

15'2 x 10'09 (4.62m x 3.28m)

A spacious room, being light and bright, having two UPVC double glazed windows to the front aspect. Easily accommodating a large sofa and dining table and chairs.

KITCHEN

7'4 x 9'3 (2.24m x 2.82m)

Fitted with an ample range of white wall, floor and drawer cabinets with complimentary work surfaces and textured sink unit. The integrated appliances include electric oven with gas hob. There is plumbing for an automatic washing machine and dryer with space for a fridge. The room has a UPVC window.

BEDROOM ONE

11'2 x 9'5 (3.40m x 2.87m)

A spacious master bedroom having a UPVC window and a built in wardrobe.

BEDROOM TWO

9'5 x 8'2 (2.87m x 2.49m)

A further generous double room also having a UPVC window and built in wardrobe.

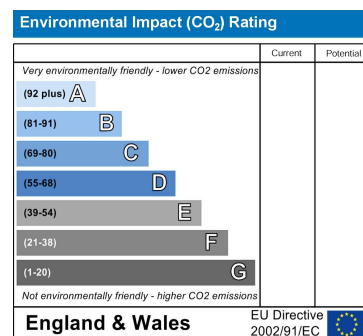
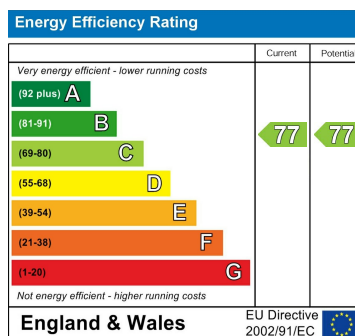
BATHROOM/WC

Fitted with a white suite to include a panelled bath, with an over bath mains fed shower. In addition there is a pedestal hand basin and WC.

The room has been finished in neutral ceramics and has a UPVC window to the side.

EXTERNALLY

The property sits in communal gardens. There is shared parking within the development, which is secure and accessed via electric gates.



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.

