



## **18 WESTPOINT NORTHUMBERLAND STREET, DARLINGTON, DL3 7HB**

**Offers In The Region Of £179,950**

Penthouse living at it's finest is on offer within this superb TWO BEDROOMED apartment, occupying a prime position within the heart of Darlington's West End and being close to the vibrant Grange Road area, with its mix of independent shops, bars and restaurants.

999 Years lease from new.





The property is available with no onward chain and is in ready to move into order, offering stylish and spacious accommodation throughout. Finished with neutral decor and flooring and boasting quality finishes throughout. There are Two generous double bedrooms, one with an en suite, as well as a Balcony benefiting from views over the Town.

West Point is a modern development of exclusive, executive apartments nestled behind automated entrance gates and accessed off Northumberland Street. The location always proves popular for the convenient access to the town centre, the Green Park and and the beautiful South Park. There is a local school on hand and a large Sainsbury's supermarket, and the DL1 leisure complex with cinema and restaurants is not too far away along with Darlington's train station.

**TENURE: LEASEHOLD**

Lease Term : 999 years

Years Remaining: 992 years

Annual Service Charge : £1,143.81

Council Tax Band : D

**HALLWAY**

**LOUNGE/KITCHEN**

**22'05 x 10'0 (6.83m x 3.05m)**

A spacious reception room being flooded with light from the UPVC french doors which leads to the balcony . There is ample space for soft seating and the kitchen has been fitted with a range of oak effect wall,floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit. The integrated appliances include an electric oven with induction hob and stainless steel extractor fan, built in microwave and dishwasher. There is a breakfast bar for informal dining.

**BEDROOM ONE**

**18'8 x 9'03 (5.69m x 2.82m )**

A generous master bedroom benefitting from ensuite facilities and fitted wardrobes.

**ENSUITE**

Fitted with a white suite to include a shower cubicle with mainsfed shower , pedestal hand basin and low level WC.

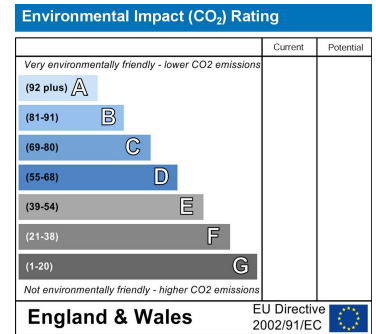
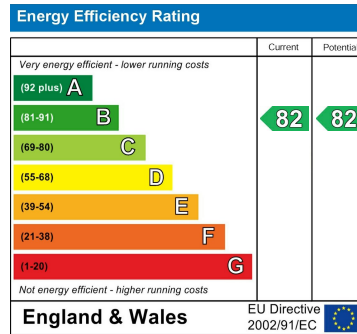
**BEDROOM TWO**

**10'08 x 9'09 (3.25m x 2.97m )**

A further double bedroom also benefitting from fitted wardrobes.

**BATHROOM/WC**

Fitted with a white suite to include a panelled bath with over the bath mains fed shower and screen. The hand basin and low level WC is situated within a handy vanity storage unit.



**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.

