



# 1 GROVE PARK

Barnard Castle, County Durham DL12 8EW



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 1 GROVE PARK

Barnard Castle, County Durham DL12 8EW

A well-positioned ground floor apartment in need of a degree of restoration, occupying a fantastic location in the desirable Grove Park settlement. Available with no onward chain.

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



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### Accommodation

The entrance hallway provides access to the living accommodation, as well as two useful storage cupboards, one housing hot water cylinder, and the bathroom.

The bathroom comprises standing tiled electric shower, freestanding wash basin, WC and towel rail.

The hallway leads to the living room with double-paned window and double doors onto the front garden, and access to the kitchen.

The kitchen comprises matching wall and base units, space for an oven, extractor fan and stainless steel sink.

The first bedroom is accessed immediately to your right through the front door, and provides good-sized accommodation with double-glazed window.

The master bedroom consists of double-paned window to the rear elevation and space for integrated storage.

### Externally

The property enjoys the use of a well maintained communal garden, allocated parking for one vehicle, with visitor parking also available.

### Tenure

The property is believed to be offered leasehold with vacant possession on completion.

The lease has approximately 118 years remaining. Service charge approximately £229pcm.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

### Particulars

Particulars written in April 2024.

Photographs taken in April 2024.

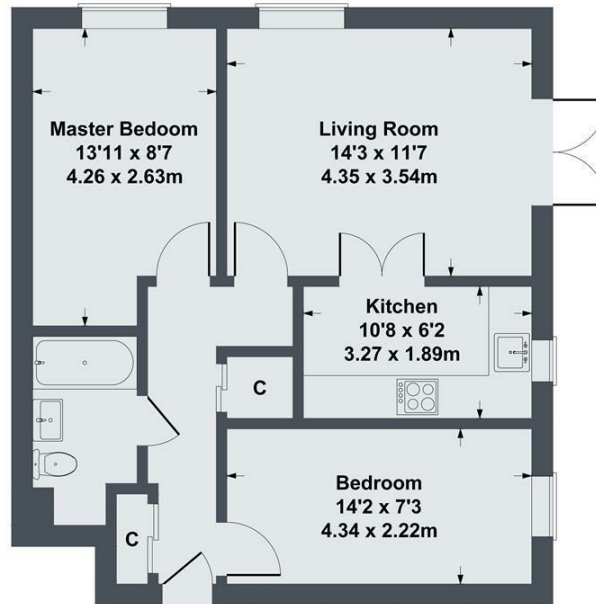
### Services and Other Information

Mains electricity, drainage, and water are connected. Electric central heating.



# 1 Grove Park, Barnard Castle

Approximate Gross Internal Area  
596 sq ft - 55 sq m

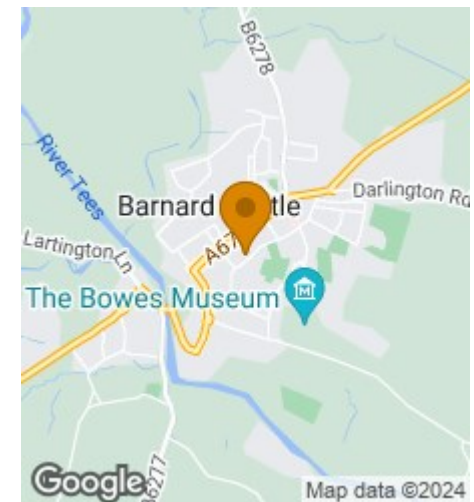


## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		61	
(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	



### Disclaimer Notice

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