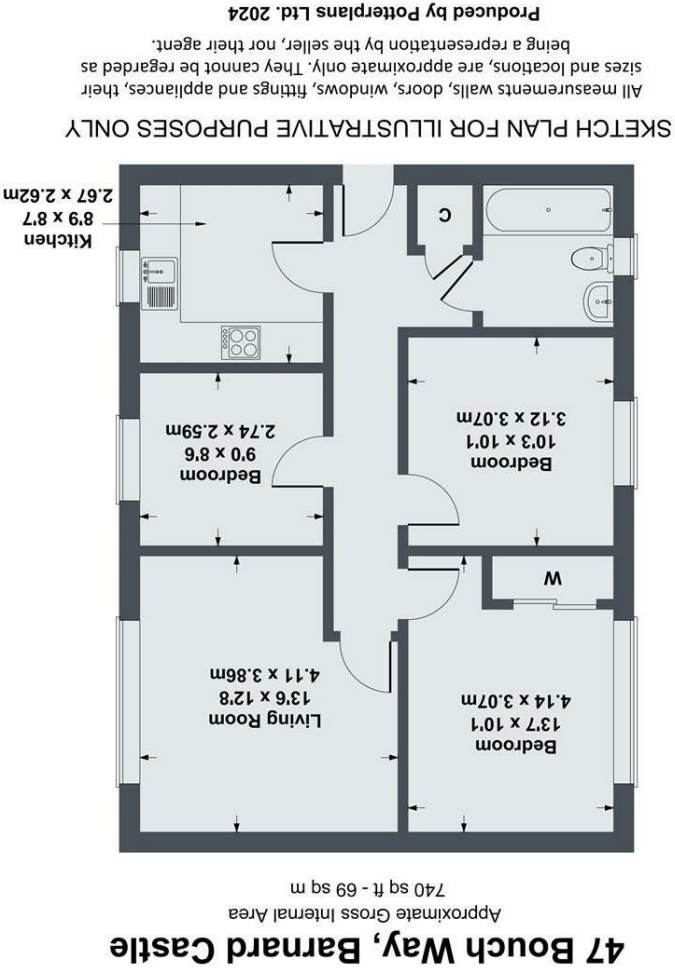
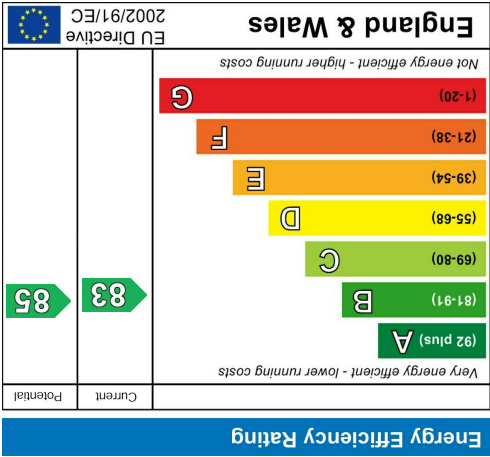


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



47 BOUCH WAY
Barnard Castle, County Durham DL12 8FD

47 BOUCH WAY

Barnard Castle, County Durham DL12 8FD

INVESTMENT OPPORTUNITY - 47 Bouch Way is a spacious first floor apartment which offers three bedrooms along with a living room, kitchen, bathroom and one allocated parking space.



12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

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barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation & Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 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. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

Description

47 Bouch Way is a first floor apartment with accommodation briefly comprising: Entrance hall. Kitchen with fitted wall and base units, contrasting work surface, sink with mixer tap and drainer, Space for white goods and the following integrated appliances: electric oven, gas hob, extractor hood and dishwasher. Living room with double glazed window to front elevation and electric fire. Three bedrooms. Bathroom with pedestal hand wash basin, bath with shower over, WC, fully tiled walls and vinyl flooring.

Externally

Externally there is one allocated parking space.

Tenant

Please note the property is only available for sale with a sitting tenant. The tenancy is agreed on a AST with a rent of £600pcm.

Council Tax and Local Authority

For Council Tax purposes the property is banded B.
Durham County Council Tel: 03000 26 00 00.

Services

Mains electricity, drainage, gas and water. Gas fired central heating.

Particulars

Particulars written in October 2024
Photographs taken in February 2019

Tenure

The property is believed to be offered leasehold. The lease being 150 years from the 1st July 2003 with approximately 129 years remaining. Annual service charge is £750.00 and an annual ground rent of £150.14.

Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

