



High Green
Darlington DL2 3DL
£110,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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High Green

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- Top Floor Apartment
- Village Location
- Outstanding Views Over Countryside To Front Elevation

- One Bedroom
- Council Tax Band A
- Must Be Seen Internally

- Fully Refurbished
- EPC Rating E

This one bedroom top floor apartment is situated in the village of Gainford and overlooks the village green and offers views over the adjacent countryside and river Tees. The property would suit a single person or those wanting to downsize and briefly comprises: entrance hallway, open plan lounge/kitchen/diner with dual aspect windows, a good size bedroom and separate bathroom.

Viewing comes highly recommended.

Communal Entrance Hallway

With staircase to all floors.

Apartment Entrance Hall

With front door and electric heater and intercom for door entry.

Lounge/Kitchen/Diner

12'10 x 12'4 (3.91m x 3.76m)

With three sash windows, beams to ceiling, part vinyl flooring, the kitchen area is fitted with a range of walnut wall, base and drawer units, contrasting work surfaces, composite sink unit with mixer tap, integrated fridge/freezer, double oven, four ring electric hob.

Bedroom

19'7 x 10'11 (5.97m x 3.33m)

With window to the front and radiator.

Bathroom

Fitted with a suite comprising free standing bath with mixer tap and spray attachment, shower cubicle, low level wc, wash hand basin, window to the side and vinyl flooring.

View From Apartment

Overlooking the village green and countryside.

Property Information

Local Authority
Durham
Council Tax
Band:
A

Annual Price:
£1,621
Conservation Area
Gainford
Flood Risk
No Risk
Floor Area
462 ft 2 / 43 m 2
Plot size
0.09 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
18 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability

BT
Sky

Tenure

This property is leasehold
999 year Lease from 1st August 1987
Service Charges: £137.50 per month
Ground Rent: £50 per annum

Note

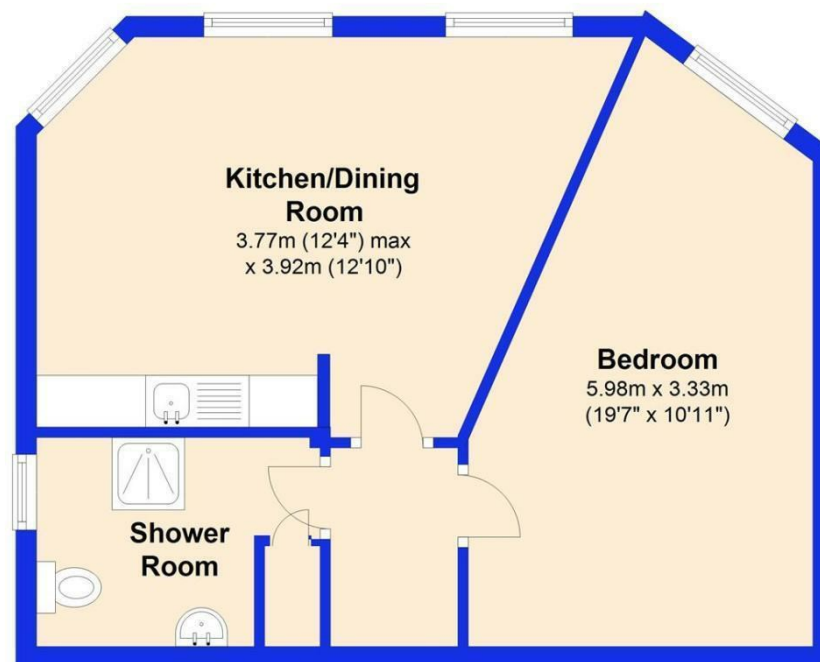
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Photo's

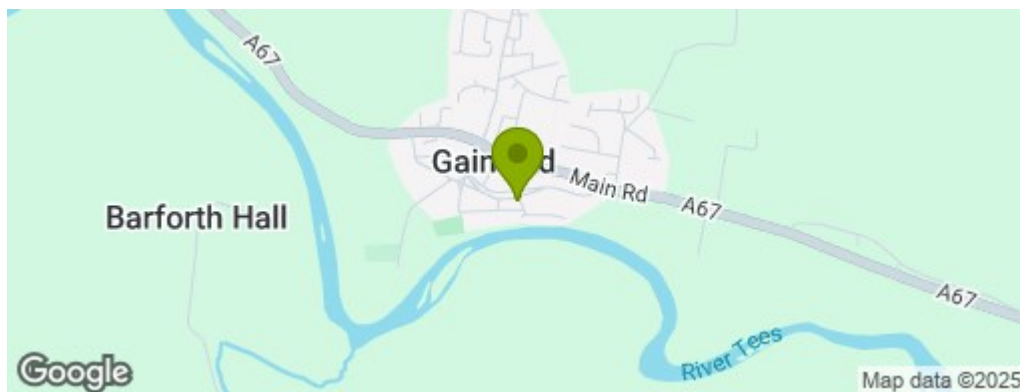
Photo's were taken prior to purchase - September 2022

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Ground Floor



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Property Information

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