

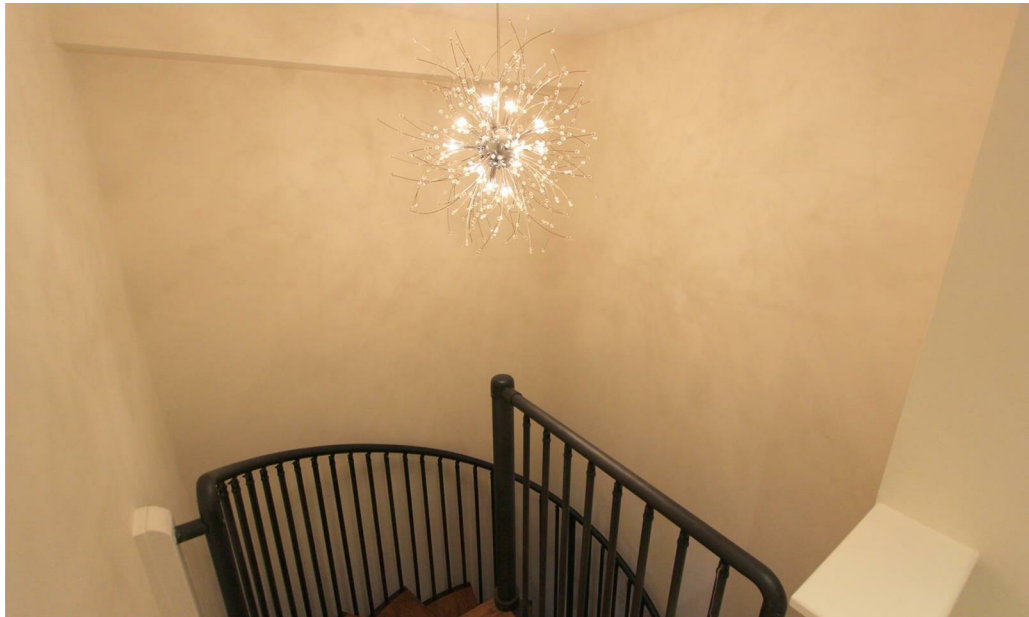


## Heritage Court

Darlington DL3 6SS

Offers Over £80,000





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# Heritage Court

Darlington DL3 6SS



- 2 Bedroom Apartment
- North Road Area

- En-Suite off the Main Bedroom
- Council Tax Band B

- Garage and On Street Parking
- EPC Rating C

This well presented apartment over two floors which boasts two double bedrooms, en-suite bathroom off the main bedroom, separate dressing room and integrated kitchen appliances.

In brief, the property comprises: hallway, open plan lounge/kitchen, WC/cloakroom, two double bedrooms (the main bedroom with en-suite), dressing room and bathroom.

## Hallway

With two cupboards, leading to.

## Lounge/Kitchen

16'1" x 13'3" (4.904 x 4.059)

Open plan lounge/kitchen with laminate flooring, double radiator and two double glazed windows. The kitchen has a range of matching white wall, floor and drawer units with contrasting work surfaces, as well as integrated electric oven and hob with overhead extractor fan, integrated fridge freezer and integrated washing machine.

## WC/Cloakroom

With white WC and hand basin.

## Spiral Staircase

Leading down to basement where bedrooms and bathroom are located.

## Master Bedroom

13'7" x 13'0" (4.142 x 3.980)

Large double bedroom with double radiator and double glazed window.

## En-Suite

Off the master bedroom with WC, hand basin and shower cubicle. The en-suite has fully tiled walls.

## Dressing Room

9'9" x 5'10" (2.979 x 1.799)

Separate dressing room next door to the master bedroom with shelving units and hanging rails, as well as double glazed window.

## Bedroom 2

11'2" x 9'10" (3.415 x 3.005)

Another double bedroom with double radiator and double glazed window.

## Bathroom

With WC, hand basin and bath with shower over. The walls are fully-tiled.

## Council Tax

Band B

## Tenure

This property is leasehold  
125 year lease from 1/1/2006  
Annual Service Charge: £785  
Annual Ground Rent: £150

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

## Externally

There is on street parking and a garage.

## Property Information

Local Authority  
Darlington  
Council Tax  
Band:

B

Annual Price:

£1,757

Conservation Area

Northgate

Flood Risk

No Risk

Floor Area

699 ft 2 / 65 m 2

Plot size

0.20 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

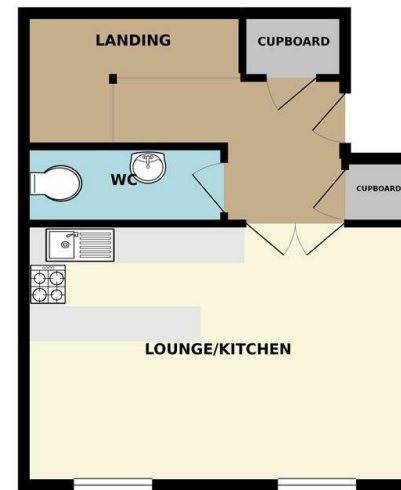
BT

Sky

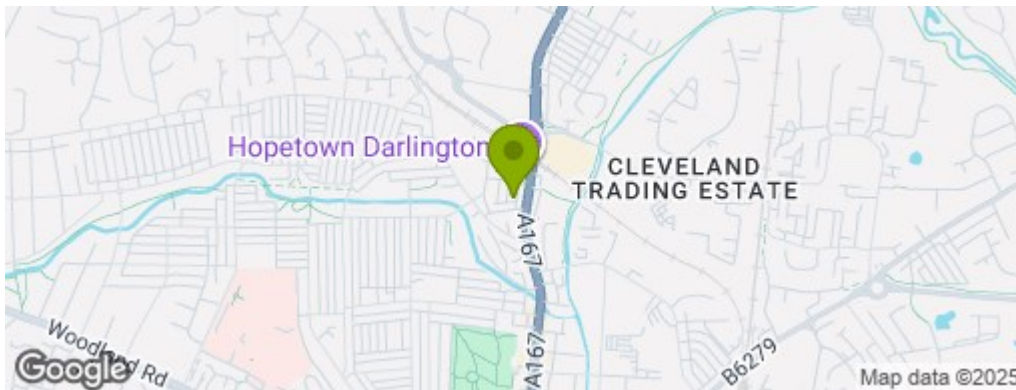
BASEMENT



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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