



Sandringham Court

Darlington DL3 9FB

By Auction £95,000





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Sandringham Court

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- Auction Property
- Offered With No Chain
- Council Tax Band C & EPC Grade B

- Two Bedroom Apartment
- Communal Grounds

- Situated In Popular Mowden Location
- Close To Local Amenities

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000

Well appointed two bedroom first floor apartment. Sandringham Court is a lovely development on Mowden in the highly sought-after West End of Darlington. It lies within walking distance to local shops, bus routes and excellent schooling, with only a short drive required to Cockerton Village, the town centre, and transport links to the A1(M) & A66. It provides spacious yet manageable accommodation, the en-suite shower room to the main bedroom an excellent feature. In our opinion, it will appeal to a variety of buyers, including a first time buyer, professional or as a retirement home.

In brief of the accommodation comprise: Entrance hall with intercom entry system, light and airy lounge ideal for entertaining family and friend. A lovely feature are the French doors leading to a Juliet style balcony. Off the lounge is the fitted kitchen/diner providing a range of wall and base units laminate work surface, stainless steel sink unit, gas hob, chrome chimney style cooker hood, electric oven, wall mounted Combi boiler and integrated fridge/freezer. There are two good sized bedrooms, the master of particular interest with a built-in wardrobe and en-suite shower room, comprise shower cubicle, basin and W/C. To complete the accommodation is a well-appointed bathroom with white suite comprise panelled bath with overhead shower, basin and W/C.

Externally there are well tended communal gardens and allocated parking.

Council tax band C. Freehold basis. EPC Band B

Communal Hallway

Hallway

Lounge

12'7" x 17'0" (3.84m x 5.18m)

Kitchen Diner

9'2" x 9'4" (2.79m x 2.84m)

Bedroom 1

12'10" x 10'2" (3.91m x 3.10m)

En-Suite

Bedroom 2

9'3" x 9'11" (2.82m x 3.02m)

Bathroom/W.C

Externally

Council Tax

Tenure

This property is leasehold with a 125 year lease from 2003.

Auction Notes

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in

accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

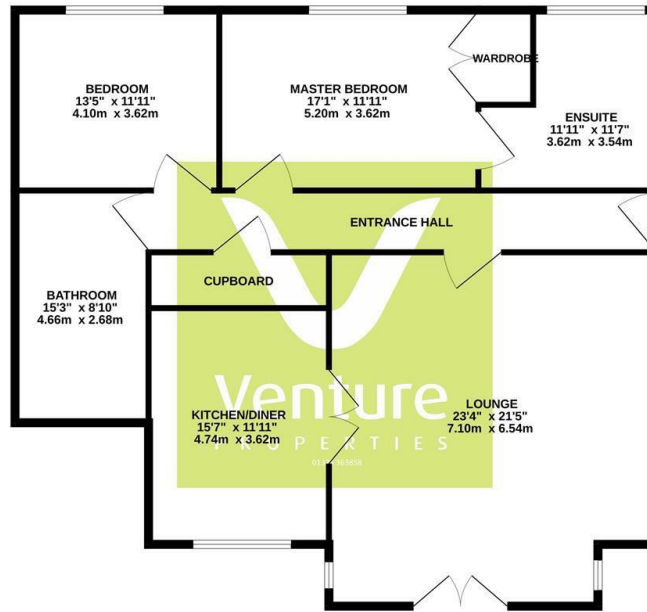
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

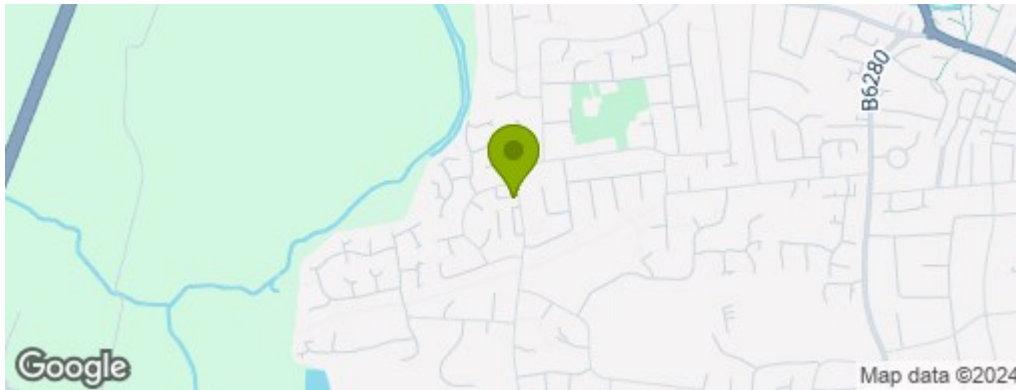
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

FIRST FLOOR
1483 sq.ft. (137.8 sq.m.) approx.



TOTAL FLOOR AREA: 1483 sq.ft. (137.8 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, quality and quantity of materials have not been tested and no guarantee as to their suitability or efficiency can be given. Made with Metagen 10/24



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