



**Bourne Court**

Darlington DL1 1GT

**£77,950**





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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# Bourne Court

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- One Bedroom Apartment
- New Carpets
- Competitive Service Charge Fee

- Eastbourne Location
- Off Street Parking
- Council Tax Band A

- Freshly Decorated
- No Onward Chain
- Epc Rating C

Welcome to this delightful first floor apartment located in the desirable Eastbourne area of Darlington. This property features one spacious reception room, perfect for relaxing or entertaining guests. The well-appointed bedroom offers a comfortable retreat, while the bathroom ensures convenience.

Recently decorated and with new carpets throughout, this apartment boasts a fresh and inviting atmosphere, making it an ideal choice for first-time buyers or those looking to downsize. The property benefits from off-street parking, providing added convenience in this bustling area.

With no onward chain, you can move in without delay and start enjoying your new home right away. The Eastbourne area is known for its friendly community and accessibility to local amenities, making it a wonderful place to live.

This apartment presents a fantastic opportunity to own a lovely home in a sought-after location. Do not miss your chance to view this property and experience all it has to offer.

## Communal Entrance

Communal front entrance door and door to rear, staircase to first floor.

## Entrance Hall

Door to front, airing cupboard, laminate flooring and radiator.

## Living/ Dining Room

15'6 x 10'8 (4.72m x 3.25m)

Upvc double glazed window to side, coving to ceiling, open plan living and dining space.

## Kitchen

10'8 x 6'11 (3.25m x 2.11m)

Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink with mixer tap, electric hob and oven with extractor over. Space for fridge freezer, washing machine, tumble dryer and dishwasher. Part tiled walls and radiator.

## Bedroom

12'3 x 10'7 (3.73m x 3.23m)

Upvc double glazed window to side and radiator.

## Bathroom

Upvc double glazed window to side, panelled bath with shower over, spray and screen, w.c, wash hand basin and part tiled walls.

## Externally

There are communal grounds and off street parking available.

## Tenure

Leasehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 484 ft 2 / 45 m 2

Plot size 0.01 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

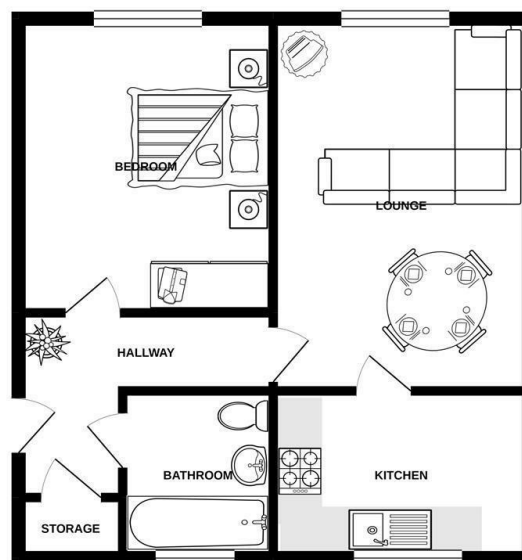
Virgin

## Note

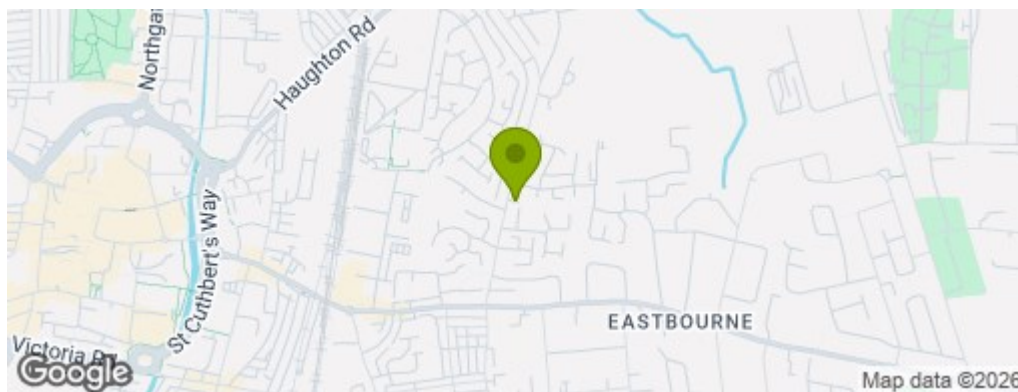
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GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA - 477 sq.ft. (44.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts 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 such by any prospective purchaser. The fixtures, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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