



## Rymers Court

Darlington DL1 2GB

Offers Over £75,000





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# Rymers Court

## Darlington DL1 2GB



- No Onward Chain
- First Floor
- Off Street Parking

- Haughton Area of Darlington
- EPC Rating C
- En-Suite Main Bedroom

- Well Presented Two Bedroom Apartment
- Council Tax Band B
- Ideal investment or First Time Buy

Welcome to this well-presented two-bedroom apartment located on the first floor of Rymers Court in Darlington. This delightful property offers a perfect opportunity for both first-time buyers and investors alike, with no onward chain to complicate your purchase.

Upon entering, you will find a spacious reception room that provides a light, warm and inviting atmosphere, ideal for relaxing or entertaining guests. The apartment features two well-sized bedrooms, ensuring ample space for comfortable living. The main bedroom benefits from an en-suite bathroom, while a separate bathroom serves the second bedroom and guests, adding convenience to your daily routine.

Rymers Court boasts excellent access to local amenities and transport links, making it easy to explore the surrounding area or commute to nearby towns and cities. This prime location enhances the appeal of the apartment, ensuring that you are never far from essential services and leisure activities.

Whether you are looking to invest in a property or seeking your first home, this apartment presents a fantastic opportunity. With its modern features and prime location, it is sure to attract interest. Do not miss your chance to view this charming apartment in Darlington.

Please note the vendor can be negotiable with fixtures and fittings.

### Communal Hallway

With staircase to all floors.

### Entrance Hall

Composite door to front, storage cupboard and radiator.

### Lounge/diner

13'3" x 10'3" (4.04m x 3.14m)

With a Upvc double glazed bay window to the front and radiator.

### Kitchen

9'8" x 5'10" (2.96m x 1.78m)

Upvc double glazed window to side, fitted with cream, wall base and drawer units, four ring electric hob, oven and extractor over. Stainless steel sink unit with mixer tap, space for a fridge freezer vinyl flooring and part tiled walls.

### Bedroom One

10'7" x 12'3" (3.23m x 3.74m)

Upvc double glazed window to front and radiator. Access to en-suite.

### En-suite

7'0" x 3'5" (2.15m x 1.06m)

Fitted with shower cubicle, Low level w.c. and wash hand basin.

### Bedroom Two

12'4" x 6'8" (3.78m x 2.04m)

Upvc double glazed window to rear and radiator.

### Bathroom

7'1" x 6'1" (2.16m x 1.87m)

Fitted with panelled bath with shower over and screen, low level w.c. and wash hand basin. Heated towel rail and part tiled walls.

### Externally

Well kept communal grounds and off street parking for residents.

### Tenure

Leasehold

### Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area Haughton-le-Skeme

Flood Risk Very low

Floor Area 548 ft 2 / 51 m 2

Plot size 0.14 acres

Mobile coverage

EE

Vodafone

Three

O2

### Broadband

Basic

2 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

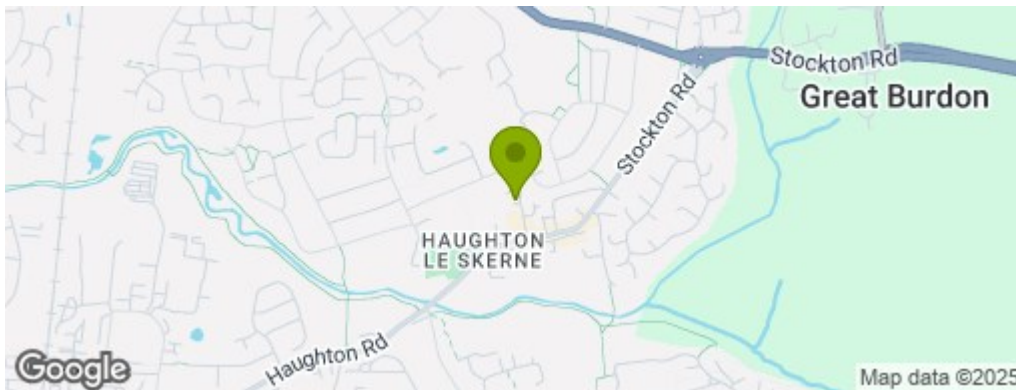
### Note

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.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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, appliances 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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