



8 St. Marys Close, Barnard Castle, County Durham, DL12 8NS
£244,950



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This will be an AMAZING HOME or PIED-à-TERRE with FABULOUS VIEWS - AN ABSOLUTE GEM. £38,000 (Thirty-Eight Thousand) Allowance towards superb luxury FITTINGS & FINISHES by: Hansgrohe, Vitra Zentrum, Zehnder, Kudos, etc. Architecturally STUNNING Duplex Apartment: 6.15m x 5.19m/20'2" x 17'0" main vaulted Living Area & beautiful equipped Kitchen with appliances. 6.16m x 4.12m/20'2" x 13'6" galleried Master Suite with Bath/Shower Room, second ground-floor Double Bedroom (or OFFICE etc) & Shower Room. 3.36m/11'0" window with views over The Demesnes - a local beauty spot overlooking the River Tees. Gas Central Heating & Double Glazing. Off-street Parking Space & 5-minute walk to the town centre.

Barnard Castle is an historic market town (weekly market & monthly farmers market) & the gateway to Teesdale, with access to Swaledale & the Lake District. Home to The Bowes Museum & the famous castle. There are magical river walks & a wealth of local facilities. A66 3 miles, Scotch Corner 13 miles, Mainline from DARLINGTON about 17 miles - LONDON Kings Cross - about 2 hours 20 minutes.

ENTRANCE HALL

HALL 2.35m x 1.56m (7'8" x 5'1")

SHOWER ROOM 2.35m x 1.47m (7'8" x 4'9")

Full-width shower area, washbasin & WC.

Main LIVING AREA 7.59m max x 6.15m max overall (24'10" max x 20'2" max overall)

A superb room with 3.36m/11'0" window with fabulous views over The Demesnes & the River Tees. Vaulted with post & trussed beams & comprising:

LIVING AREA 6.15m x 5.19m (20'2" x 17'0")

KITCHEN 2.84m x 2.46m (9'3" x 8'0")

Halesworth Charcoal kitchen (choice of colours available) with solid Oak breakfast bar & shelves, compact laminate marble design worksurface & upstand, Franke stainless steel sink with Rienza polished chrome tap. Integrated Lamona appliances: stainless steel fan oven with stainless steel canopy extractor & black touch-control ceramic hob with glass splashback; integrated 70/30 fridge freezer & washing machine.

BEDROOM 2. 5.19m x 2.35m (17'0" x 7'8")

2.80m/9'2" ceiling height

FIRST FLOOR 6.16m x 4.12m overall (20'2" x 13'6" overall)

A striking space with fabulous views, post & trussed beams & comprising:

BEDROOM 1.

BATH/SHOWER ROOM 2.65m x 1.68m (8'8" x 5'6")

Bath, shower cubicle, washbasin & WC.

NOTES

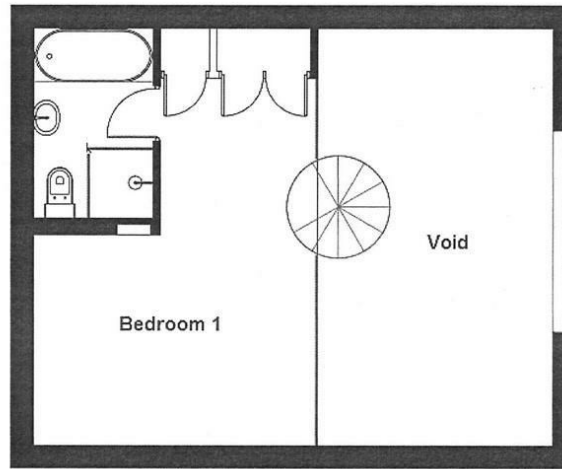
- (1) SERVICE CHARGES: Currently £125pcm (includes building insurance & general external building maintenance)
- (2) EPC: D-64
- (3) Council Tax: C
- (4) The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.
- (5) IMAGES ETC: Computer Generated Images (CGi's), Photographs, Artists Impressions & Floor Plans are for illustrative purposes only.





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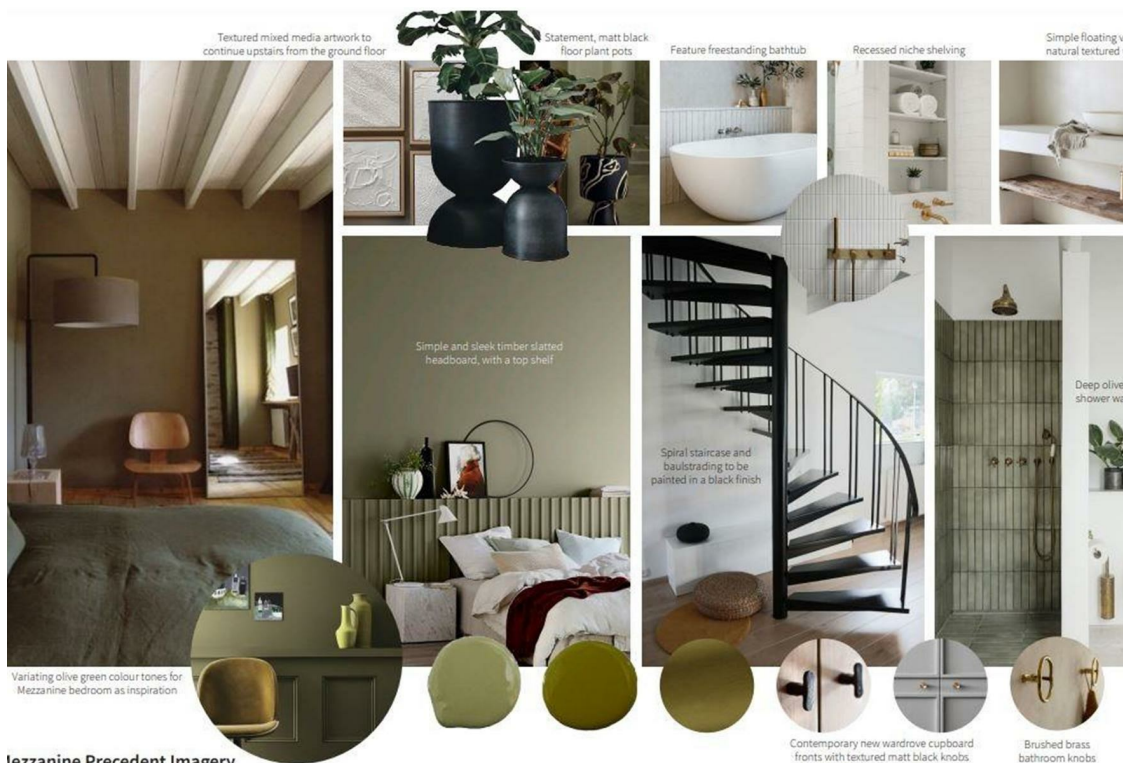


Not to Scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



Textured mixed media artwork to continue upstairs from the ground floor

Statement, matt black floor plant pots

Feature freestanding bathtub

Recessed niche shelving

Simple floating natural textured

Simple and sleek timber slatted headboard, with a top shelf

Spiral staircase and baulstrading to be painted in a black finish

Deep olive shower w

Variating olive green colour tones for Mezzanine bedroom as inspiration

Contemporary new wardrobe cupboard fronts with textured matt black knobs

Brushed brass bathroom knobs