



Welcome to this exquisite modern apartment located on Carmel Road North in the prestigious West End of Darlington. This exclusive purpose-built development is designed specifically for individuals aged 55 and over, offering a serene and comfortable living environment.

As you enter the apartment, you will be greeted by a spacious hallway featuring built-in storage cupboards, providing ample space for your belongings. The open-plan living and dining area is a highlight of this home, boasting French doors that lead out to a charming balcony, perfect for enjoying the fresh air and beautiful views. The fitted kitchen is equipped with high-quality appliances, making it a delight for those who enjoy cooking.

This apartment comprises two generously sized double bedrooms. The master bedroom is particularly impressive, featuring a walk-in dressing room and an en-suite shower room, ensuring privacy and convenience. A further well-appointed bathroom is also available, catering to guests and residents alike.

The development is surrounded by beautifully landscaped gardens, complete with seating areas where you can relax and soak up the sun during the warmer months. Additionally, the property benefits from an intercom entry system, enhancing security and peace of mind.





- No onward chain
- Well regarded West End location
- Intercom entry system
- Open plan living/diner/kitchen with french doors to balcony
- Impressive, ready to move into
- Purpose built exclusive development age restriction over 55 years of age
- Built to a high specification
- Two double bedrooms master having dressing room
- Allocated parking

TENURE

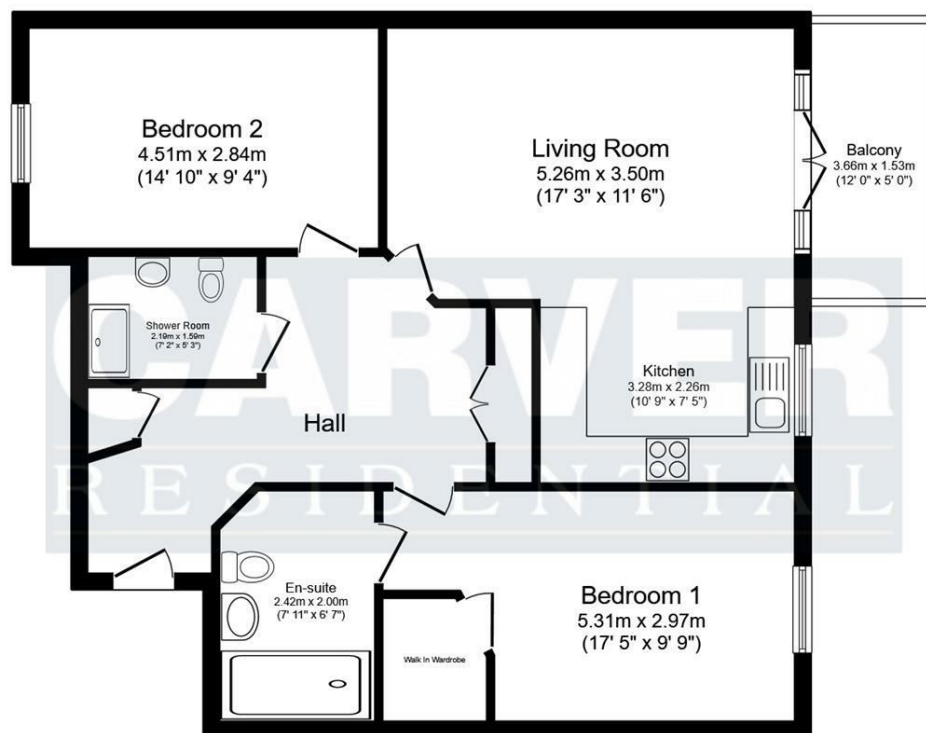
The property is leasehold held on a 999 year lease dating from 2017
Ground Rent: £495.00 approximately per annum
Service Charge: £3,813.60 water and drainage, cleaning of the communal area and gardening is included in the service charge

GENERAL INFORMATION

Tenure: Freehold
Services: underfloor electric heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Floor Plan
Floor area 80.3 sq.m. (865 sq.ft.)

Total floor area: 80.3 sq.m. (865 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MAB 6202



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