# Squires Court

Darlington DL3 9XZ

£90,000

Venture
PROPERTIES

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# Squires Court

## Darlington DL3 9XZ

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- First floor apartment
- Modern shower room
- Parking facilities available
- One spacious bedroom
- Double walk-in shower
- Located in Cockerton village
- Newly fitted kitchen
- Communal landscaped gardens
- Close to local amenities

Welcome to Squires Court, a charming first-floor apartment located in the picturesque Cockerton village of Darlington. This delightful one-bedroom property is specifically designed for the retirement market, catering to couples over 60 or single individuals over 55.

Upon entering, you will be greeted by a warm and inviting reception room, perfect for relaxation or entertaining guests. The apartment has been thoughtfully improved by the current owner, featuring a newly fitted kitchen that combines modern convenience with style. The shower room has also been beautifully renovated, boasting a spacious double walk-in shower that enhances both comfort and accessibility.

One of the standout features of this property is its stunning communal landscaped gardens, providing a serene outdoor space for residents to enjoy. Additionally, the apartment benefits from convenient parking facilities, ensuring ease of access for you and your visitors.

With its prime location close to local amenities, this apartment offers both tranquillity and convenience. Whether you are looking to downsize or seeking a peaceful retreat, this property is a must-see. We invite you to arrange a viewing and discover the charm and comfort that Squires Court has to offer.

### Communal Entrance
With secure part glazed doors, residents lounge, and stairs and lift leading to first floor apartment.

### Entrance Hallway
With front door, intercom system, walk in store cupboard and access to rooms.

### Living Room/Dining Room
22'6" x 10'8" (6.877 x 3.255)
Situated to the front of the home with feature fireplace, wall heater, picture window and access doors opening up into the kitchen.

### Kitchen
7'7" x 7'0" (2.326 x 2.146)
Situated to the front of the property with a newly fitted range of modern wall floor and drawer unit with contrasting Work services, cooking facilities, Part tiled walls, and double glazed window to front elevation.

### Bedroom
13'8" x 9'2" (4.172 x 2.814)
A good sized double bedroom situated to the front of the property with double glazed window, a wall heater, fitted robes with hanging in storage space.

### Shower Room
Having been upgraded by the current owner with the installation of a walk-in double shower, wash handbasin, low level WC and panelled walls.

### Externally
The home is situated in a popular location close to local amenities. The property has landscaped communal grounds with parking facilities, a useful laundry room, a communal lounge, and a management office.

### Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area Cockerton Village
Flood Risk Very Low
Floor Area 559 ft 2 / 52 m 2
Plot size 0.32 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

### Tenure
Leasehold

### Note
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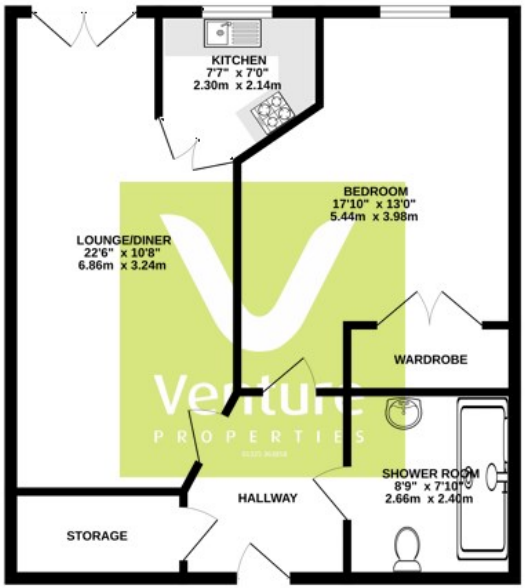
FIRST FLOOR

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## Property Information

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