

**Market Place, Barnard Castle, DL12 8ND**  
**3 Bed - Apartment - Penthouse**  
**Starting Bid £110,000**

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\*\* For sale via the modern Method of Auction. Starting bids £110,000. Reservation fees apply\*\*

Nestled in the heart of Barnard Castle, this charming Grade II listed penthouse apartment offers a unique opportunity for those seeking a blend of historic character and modern living. With three well-proportioned bedrooms and a spacious reception room, this property is perfect for families or individuals looking for a comfortable home in a vibrant market town.

As you enter, you are greeted by a generous living room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The kitchen is fitted with a range of wall and floor units, complemented by contrasting work surfaces and a breakfast bar, making it a delightful space for culinary pursuits. It features a gas hob with an extractor fan, space for an electric oven, and provisions for under-counter appliances, ensuring functionality meets style. The dining room, which can also serve as a third bedroom, boasts two windows that overlook the historic Market Cross, allowing natural light to flood the space. Ascending to the second floor, you will find two comfortable bedrooms, each with their own unique views, and a well-appointed bathroom complete with an electric shower overhead and fully tiled walls.

This property does require some modernisation, presenting an excellent investment opportunity for those looking to add their personal touch. The gas-fired central heating ensures warmth and comfort throughout the year.

Barnard Castle itself is a picturesque town, rich in history and culture, offering a variety of local amenities including respected schools, delightful cafes, and a selection of antique shops. The Bowes Museum and a nearby golf course further enhance the appeal of this charming location.

In summary, this penthouse apartment is a rare find in a sought-after area, combining historical charm with the potential for modern living. I

## FIRST FLOOR

### Landing

### Lounge

16'0" x 13'6" (4.88 x 4.13)

### Bedroom 3/ Dining Room

13'7" x 12'9" (4.16 x 3.91)

### Kitchen

13'5" x 11'9" (4.10 x 3.60)

## SECOND FLOOR

**Bedroom 1**  
16'8" x 13'6" (5.09 x 4.14)

**Bedroom 2**  
13'8" x 8'2" (4.17 x 2.50)

**Bathroom**

**WC**

## EXTERNAL

## AGENTS NOTES

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Basic 16 Mbps, Superfast 75 Mbps  
Mobile Signal/Coverage: Poor - Good  
Tenure: TBC  
Council Tax: Darlington Council, Band A (£1701 Min)  
Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.

## AUCTIONEERS NOTES

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



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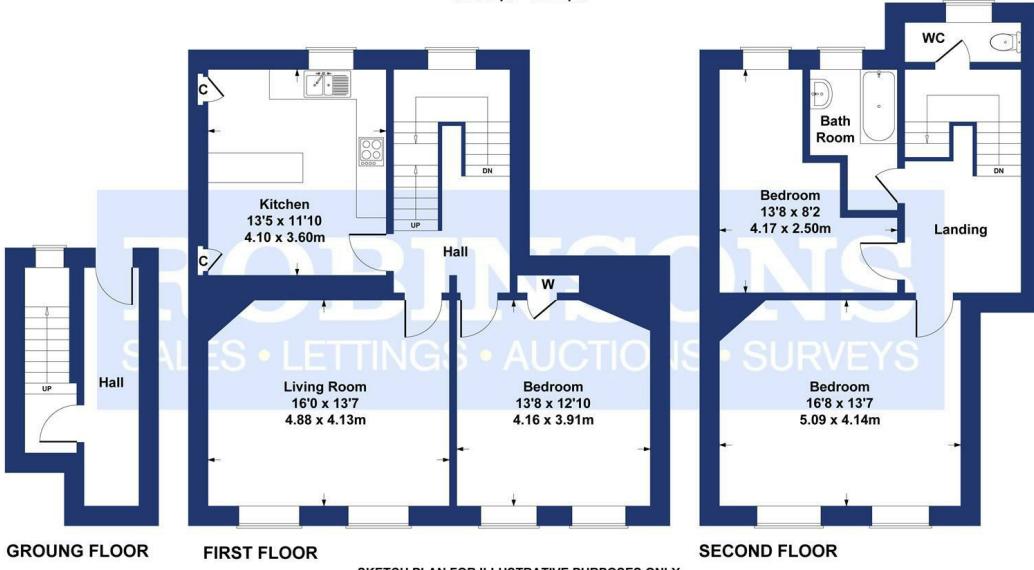
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**Market Place**  
Approximate Gross Internal Area  
1389 sq ft - 129 sq m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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