



VENTURE
PLATINUM

Emerson Court | Darlington
Offers Over £240,000



Situated in the West End of Darlington, this immaculately presented first-floor apartment offers a delightful living experience tailored for those aged 55 and over. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home and is semi open plan with the well equipped kitchen, complete with appliances. The apartment benefits from underfloor heating.

This apartment is part of a thoughtfully designed McCarthy & Stone Retirement Complex, which offers a sense of community with the blend of independent living.

Situated close to Cockerton Village and the prestigious West End of Darlington, the property benefits from a variety of local amenities, including shops, cafes, and parks, making it an ideal location for those seeking both convenience and a vibrant lifestyle. With no onward chain, this apartment is ready for you to move in and make it your own.

We highly recommend viewing this exceptional property to fully appreciate its charm and the lifestyle it offers. Whether you are looking to downsize or seeking a peaceful retreat, this apartment is sure to meet your needs.

Communal Entrance

Communal entrance with doors, intercom system and lifts to all floors.

Apartment Hallway

A spacious and welcoming hallway.

Open Plan Lounge/Kitchen/Diner 6.020 x 5.172 (19'9" x 16'11")

A superb open plan lounge/diner leading into the kitchen with Upvc double glazed window and doors onto the balcony. Underfloor heating.

Balcony

Enjoying communal views.

Kitchen 3.997 x 2.476 (13'1" x 8'1")

The kitchen is fitted with a stylish range of modern cream wall, base and drawer units, composite sink with mixer tap and filter tap and waste disposal. Hob with extractor over. There are integrated appliances including, fridge freezer, washing machine and dishwasher. Tiled flooring and a Upvc double glazed window.

Bedroom One 5.495 x 2.910 (18'0" x 9'6")

Two Upvc double glazed windows and walk in wardrobe.

Wardrobe 2.014 x 1.475 (6'7" x 4'10")

Providing ample hanging and shelving.

En-Suite 2.900 x 1.989 (9'6" x 6'6")

With double walk in shower, low level w.c, wash hand basin in vanity unit, tiled flooring with underfloor heating and part tiled walls.

Bedroom Two 4.113 x 2.836 (13'5" x 9'3")

With a Upvc double glazed window.

Shower Room 2.312 x 1.400 (7'7" x 4'7")

With double walk in shower, low level w.c, wash hand basin in vanity unit, tiled flooring with underfloor heating and part tiled walls.

Communal Owners Lounge

A spacious, light and airy communal lounge with kitchen area.





Externally
There are residents and visitors parking bays and well maintained communal gardens.





Tenure

Leasehold

Tenure - The property is leasehold held on a 999 year lease dating from 2017

Ground Rent: £490.00 PER ANNUM

Service Charge: £3000 aprox per annum water and drainage costs, cleaning of the communal hallway and gardening are included within the service charge

Tenure: Leasehold

Services: Electric central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

Buyers please note the property is subject to an age restriction of 55 years and over.



Property Information

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,259

Conservation Area: No

Flood Risk: No Risk

Floor Area: 990 ft² / 92 m²

Plot size: 1.89 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky

Note

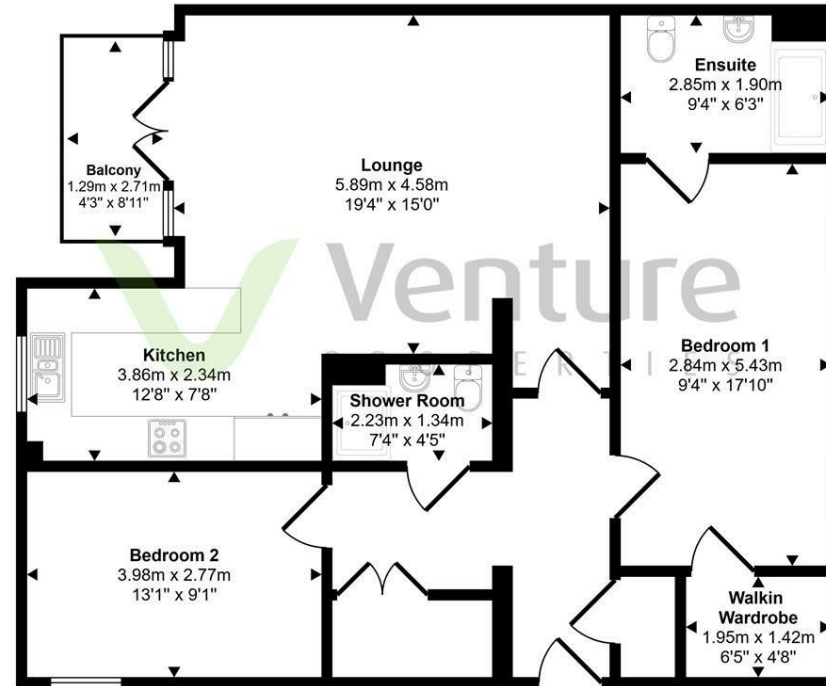
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Approx Gross Internal Area
90 sq m / 972 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.