



## 18 West Beck House Green Chare

, Darlington, DL3 9EB

Offers in the region of £175,000

A STUNNING, SPACIOUS TWO BEDROOM DUPLEX PENTHOUSE APARTMENT IN THIS DESIRABLE DEVELOPMENT IN DARLINGTON'S WEST END, NEXT TO COCKERTON GREEN.

THE PROPERTY IS PRESENTED IN A FRESH MODERN STYLE WITH NEUTRAL COLOURS AND GOOD QUALITY FIXTURES AND FITTINGS THROUGHOUT.

AN EASY TO MANAGE AND MAINTAIN PROPERTY TO LIVE IN IN ONE OF DARLINGTONS PREMIER LOCATIONS.

BEING VACANT, IT IS IDEAL FOR ANYONE LOOKING FOR AN EASY TRANSACTION.

THE ACCOMMODATION IS SPREAD OVER TWO FLOORS WITH THE PROPERTY BRIEFLY COMPRISES OF ENTRANCE HALL, A DOUBLE BEDROOM, KITCHEN, SPACIOUS LOUNGE AND FAMILY BATHROOM TO THE LOWER FLOOR, WHILST TO THE UPPER FLOOR IS A MASTER SUITE WHICH OFFERS A WALK-IN WARDROBE, AN ENSUITE SHOWER ROOM & THE ADDED BENEFIT OF FRENCH DOORS THAT LEAD OUT ONTO A TERRACED AREA GIVING STUNNING VIEWS OVER THE LOCAL AREA.

THE PROPERTY COMES WITH ALLOCATED PARKING, ADDITIONAL VISITOR PARKING AND SECURE ENTRY.

- COUNCIL TAX BAND 'D'
- EPC RATING 'E' - 53/81
- LUXURY SPECIFICATION READY FOR EXECUTIVE LIVING
- SECURITY PROVIDED BY A GATED ENTRANCE INTO THE DEVELOPMENT AND A SECURE ENTRY SYSTEM INTO THE BLOCK ITSELF
- SOLD WITH CURRENT VACANT POSSESSION
- THE APARTMENT IS LEASEHOLD - £118pcm for Service Charge/Ground Rent - 250 year lease
- THIS PROPERTY OCCUPIES THE TWO UPPERMOST FLOORS.
- EN SUITE BATHROOM TO HUGE MASTER BEDROOM.

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



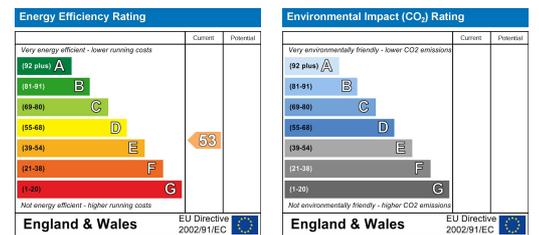
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: [info@progression-lettings.co.uk](mailto:info@progression-lettings.co.uk) <https://www.progression-property.co.uk>