



Gregory Court, Newton Aycliffe, DL5 5JB
Offers over £65,000

Offered for sale with NO ONWARD CHAIN this GROUND FLOOR apartment is ideally placed for nearby bus routes and everyday amenities. An internal viewing will reveal an entrance hallway with built-in storage cupboard, living room, fitted kitchen, double bedroom and a bathroom/WC with overhead electric shower. Externally there is an open plan garden to the front, enclosed garden to the rear and an allocated car parking space. In addition the property is warmed by electric heating and uPVC double glazing.

1 bedroom/s
Apartment

Council Tax: Durham County Council Band A
Tenure: Leasehold
EPC Rating: C

Leasehold

We understand that the property has a 999, year Lease commencing 1, January 1995 with approximately 969, years remaining on the existing Lease

There is a Ground Rent / Service Charge payable at approximately £30. per annum

Agents Notes

Electric heating
uPVC double glazing throughout
Council Tax:- Band A
Local Authority:- Durham County Council

Buyer(s) 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.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

MAR 6 202

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