



**CARVERS**  
SALES & LETTINGS

Hawkesbury Mews

Darlington, DL3 6RR

Offers in the region of £85,000

Apartment



2

1

1

Located within this purpose built development, Hawkesbury Mews, is a spacious two-bedroom apartment which presents an excellent opportunity for a variety of buyers. The apartment is well placed for ease of access to the vibrant town centre, which offers a host of amenities.

Upon entering, you will find a secure intercom entry system, providing peace of mind and convenience. a welcoming hallway, and a spacious living/dining room and a fitted kitchen.

The apartment boasts two generously sized double bedrooms with family bathroom with bath and overhead shower.

Additionally, this property includes an allocated parking bay, ensuring that you have a designated space for your vehicle. The communal gardens offer a lovely outdoor space to enjoy.

This apartment is ideally suited for first-time buyers, small families, or those looking to downsize, combining comfort, convenience, and a welcoming community atmosphere. Don't miss the chance to make this lovely apartment your new home in Darlington.



- WALKING DISTANCE TO THE VIBRANT TOWN CENTRE
- FITTED KITCHEN/DINER
- INTERCOM ENTRY SYSTEM
- COMMUNAL MATURE, ESTABLISHED GARDENS
- PVC DOUBLE GLAZING & ELECTRIC ECONOMY 7 HEATING
- TWO DOUBLE BEDROOMS
- TILED BATHROOM/WC WITH OVERHEAD SHOWER
- ALLOCATED PARKING BAY
- LOFT SPACE IDEAL FOR STORAGE

#### TENURE

The property is leasehold held on a 125 year lease with 92 years remaining  
Service Charge: £1800 per annum

#### Buyers 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.

#### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)

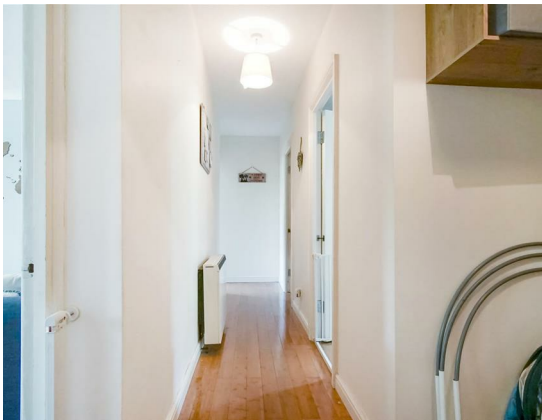
#### GENERAL INFORMATION:

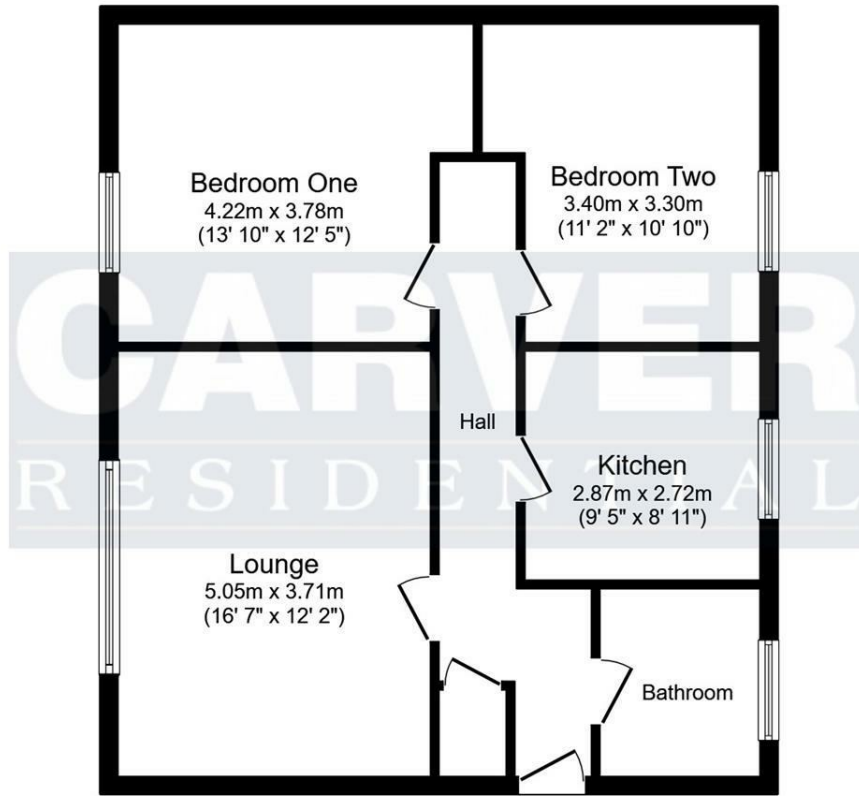
Tenure: Leasehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC  
785.00 sq ft

Total floor area: 68.0 sq.m. (732 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Searching 1,000s of mortgages**  
 Access to 12,000+ products from 90+ lenders across the UK.  
 Call: 01325 370341 Visit: Any of our offices  
 Web: mortgageadvicebureau.com/carvers

Your home may be repossessed if you do not keep up repayments on your mortgage.  
 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.