Squires Court

Darlington DL3 9XZ

Offers Over £65,000

Venture PROPERTIES

This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Squires Court

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- One Bedroom Retirement Apartment
- Allocated Parking
- Council Tax Band C
- Over 55's For Couples or 60 for Single Person
- Easy Access to Darlington Memorial Hospital
- EPC Rating C
- Close To Amenities In Cockerton Village
- Not Far from Transport Links to Darlington Town Centre

This well-presented one-bedroom 2nd floor retirement apartment is situated within a development set in landscaped grounds, with parking facilities available, and designed for residents aged 55 and over for couples, or 60 and over for single occupants. The property is tastefully decorated throughout and benefits from no onward chain.

The apartment offers spacious, light and airy accommodation, comprising an open-plan lounge/dining room, a fitted kitchen, a generously sized bedroom with fitted wardrobes, and a modern shower room.

Providing added peace of mind for independent living, the development features a communal lounge and laundry room, along with a house manager available during office hours to offer assistance. Residents can also enjoy well-maintained, accessible gardens, and each apartment is issued with a parking permit.

Located just a short distance from the charming Cockerton Village, the property enjoys easy access to a variety of shops and local amenities. Darlington Memorial Hospital is also conveniently nearby, and excellent transport links from the village provide straightforward access into Darlington Town Centre.

Viewing is highly recommended.

Communal Entrance

Entrance Hall
Door to front and storage cupboard.

Lounge/Dining Room
Upvc double glazed window to rear, coving to ceiling and fireplace with inset electric fire. Access to Kitchen.

Kitchen
Upvc double glazed window to rear, coving to ceiling, fitted with wall, base and drawer units. Stainless steel sink, integrated electric hob with extractor over and eye level oven. Space for a fridge freezer and additional under counter freezer. Par tiled walls.

Bedroom One
Upvc double glazed window to rear, coving to ceiling and fitted wardrobes.

Shower Room
With walk in shower cubicle, low level w.c, wash hand basin in vanity, tiled walls and heated towel rail.

Externally
There is an allocated parking space available, along with vistor's parking.

Tenure
Leasehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £
Conservation Area Cockerton Village
Flood Risk Very Low
Floor Area 613 ft 2 / 57 m 2
Plot size 0.32 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

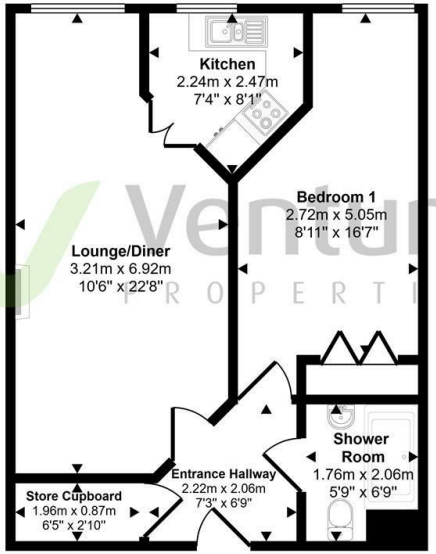
Basic
15 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Squires Court - Onsite Amenities
Squires Court offers a range of on-site amenities, including a communal lounge, laundry room, and an on-site hairdresser. The development also benefits from an in-house manager and parking facilities available for residents.

Approx Gross Internal Area
49 sq m / 524 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.

Property Information

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