



# Summerlea

Barnard Castle



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# ABOUT THE PROPERTY

We are pleased to bring to the market this ground floor two bedroom apartment with its own private entrance and allocated parking space.

The accommodation briefly comprises: - Entrance Vestibule, Hallway, Open Plan Living/Dining/Kitchen, Two Double Bedrooms and Shower Room. Gas Fired Central Heating, Double Glazing and Alarmed.

The property is located within the popular historic market town of Barnard Castle with easy access to local amenities within the town including: doctors surgery, local hospital, schools and shops.



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# ACCOMMODATION

Front Access Door

## Entrance Vestibule

Sliding wardrobes providing useful additional storage, radiator, central ceiling light and door leading to hallway.

## Entrance Hall

Radiator, storage cupboard, heating thermostat control and doors leading off to the apartment's accommodation.

## Lounge/Dining/Kitchen

Living/Dining Area

Double glazed window to the front elevation, central ceiling light and radiator. Through access to the kitchen with double glazed windows to dual aspect. The kitchen is fitted with wall and floor units, worktops incorporating stainless steel sink unit and drainer. Integrated appliances include: - fan oven, four ring gas hob with chimney style extractor fan over, fridge and freezer. Plumbing for washing machine.

## Bedroom One

Double bedroom with double glazed window to the front elevation, fitted wardrobes with sliding mirror doors, central ceiling light and radiator.

## Bedroom Two

Double bedroom with double glazed window to side elevation, central ceiling light and radiator.

## Shower Room

Walk-in shower with mains shower, wall mounted hand wash basin, low level wc, tiled splashbacks, radiator, central ceiling light and obscured double glazed window to the rear elevation.

## EXTERNALLY

Within the ground of the Summerlea development there are communal easily maintained pebble garden, pathways, paved patio areas and drying areas for the enjoyment and use of all residents.



### Parking Space

The property has the benefit of an allocated off street parking space.

### PRICE

£165,000

### PROPERTY INFORMATION

Title Number(s): DU317277

Tenure: Leasehold

Lease Start Date: 21 Dec 2008

Lease End Date: 01 Dec 3007

Lease Term : 999 years from and including 1 December 2008

Lease Term Remaining: 982 years

Maintenance Fee: £620 per annum

Ground Rent: £50 per annum

Local Authority: Durham

Council Tax: Band B

Annual Price: £1,984

Conservation Area: No

Flood Risk: Very low

Broadband: Basic 17 Mbps: Superfast 80 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Gas, Mains Water and Mains Drainage

Heating: Gas Fired Central Heating



### Covenants and Easements

The property is subject to a restrictive covenant and easement which will need to be verified by the seller's solicitor.

### Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

### BROCHURE

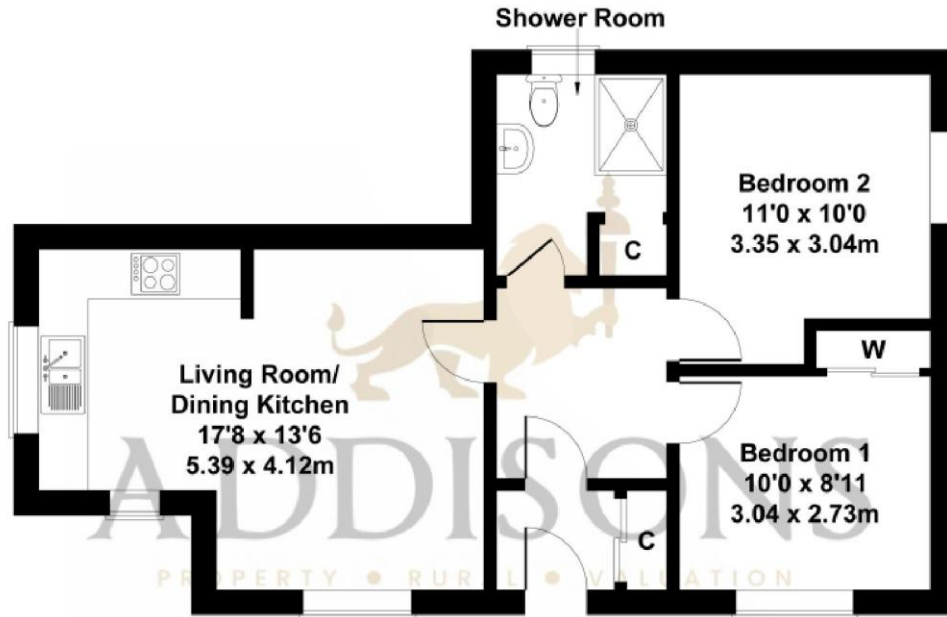
Details and photographs taken October 2025.





# Floor Plan

## 1 Summerlea, Barnard Castle

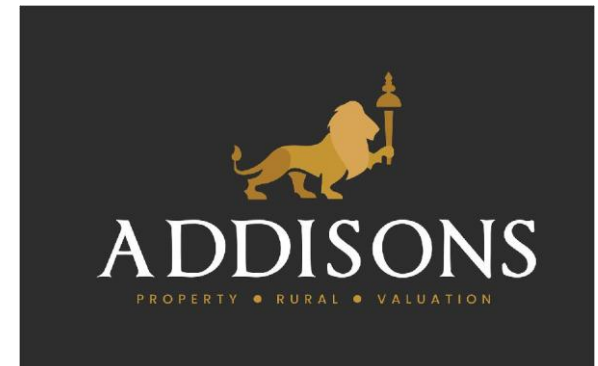


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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