CARVERS

SALES & LETTINGS

Rosebay Court

Darlington, DL3 6RS

Price £110,000

Apartment

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Low maintenance living with 'literally' town centre convenience!

Welcome to this charming ground floor apartment located in the desirable Rosebay Court, Darlington.
Superbly located next to the hospital and only a short walk from the town centre, this delightful property offers a comfortable living space, for first time buyers, investors or professionals seeking a serene environment. Spanning an impressive 796 square feet, the apartment features a well-proportioned reception room that provides an inviting area for relaxation and entertaining guests.

The accommodation comprises three spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. The layout is thoughtfully arranged to maximise space and light, creating a warm and welcoming atmosphere throughout. The bathroom is conveniently located, ensuring ease of access for all residents.

This property presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of apartment living. With its generous space and practical features, this apartment is sure to attract interest. Do not miss the chance to make this lovely home your own.

- Ground floor apartment
- 3 Spacious bedrooms
- Assigned car parking space (further car parking to the rear for visitors)
- Perfect for investors and professionals
- Suburb location, close to Hospital and Town Centre
- Large lounge with patio doors
- Modern bathroom and kitchen

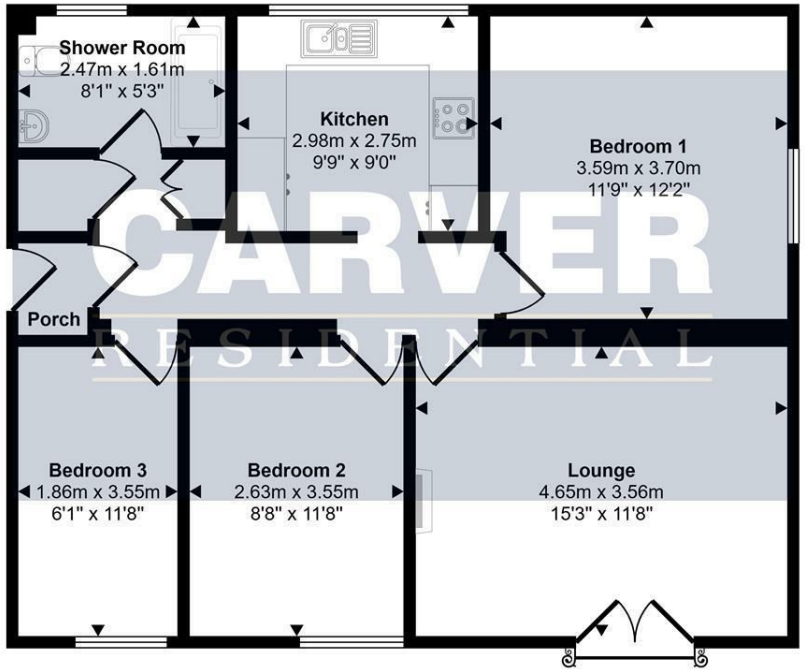
TENURE
The property is leasehold held on a 125 year lease dating from 1993
Annual Service Charge: £2,641.17

GENERAL INFORMATION:
Tenure: Leasehold
Services: electric heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)

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.

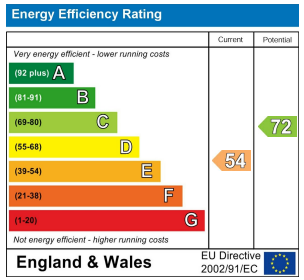
Property Size
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)

Approx Gross Internal Area
71 sq m / 769 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 size taken from EPC
796.00 sq ft

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

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.

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