



29 Squires Court Woodland Road, Darlington, DL3 9XZ

Long terms tenants welcome for this beautifully presented, fully furnished, over 55s first floor retirement apartment in a highly convenient location on the edge of Cockerton Village and the West End.

Offering an array of in-house facilities including communal living room, on-site manager and laundry facilities, the apartment is also moments away from the shops and amenities of Cockerton Green. There is a direct bus route into the town centre from outside the apartment on Woodland Road. The water bill is also included in the monthly rent.

Having both stair and lift access, the accommodation comprises entrance hallway with storage cupboard, main living room/dining room with Juliette balcony, fitted kitchen, two bedrooms and shower room with large cubicle.

Outside there is private residents' car park, which itself is accessed from the public car park to the rear of the shops on Cockerton Green.

The apartment building itself stands in pleasant and well kept communal gardens which benefit from pedestrian access on Woodland Road, directly next to the bus stop for convenience.

Required Affordability

£23,850 per annum.

Holding Deposit

£183.46 (equivalent to 1 week's rent).

Deposit

£917.30 (equivalent to 5 weeks' rent).

Council Tax & Local Authority

Band D. Darlington Borough Council.

Utilities

Mains electricity, water and drainage, no gas.

Heating

Electric heating throughout.

Broadband & Mobile

Available in the area.

Parking

Private residents' car park.

Other Information

Property is available to move into immediately (subject to usual reference and move in procedures).

Situated on first floor.

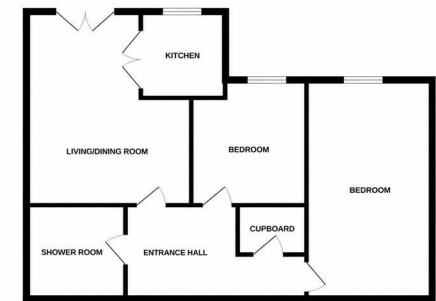
There is both stair and lift access to the apartment.

Apartment is in a retirement development for over 55s only.

Water bill is included in monthly rent.

No washing machines in apartment, laundry done via laundry rooms.





Information provided for guidance only. It is not intended to be used as a basis for any decision. The information is provided for guidance only. It is not intended to be used as a basis for any decision. The information is provided for guidance only. It is not intended to be used as a basis for any decision.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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