

CARVERS

SALES & LETTINGS

# High Green

Gainford, Darlington, DL2 3DL

Offers over £90,000

Apartment

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Situated within the charming village of Gainford, on the outskirts of Darlington, this delightful one-bedroom 2nd floor apartment offers a unique blend of period character and modern convenience. Built in 1819, this Grade II listed property exudes a sense of history while providing ready-to-move-in accommodation, making it an ideal choice for a variety of buyers.

The apartment features a well-appointed living and dining area that invites relaxation and socialising. The spacious bedroom provides a tranquil retreat, while the bathroom is equipped with essential amenities. The property is accessed via a secure intercom entry system, ensuring peace of mind for residents.

One of the standout features of this apartment is its allocated parking bay, a valuable asset in this picturesque village setting. The property is conveniently located near the village green, offering a serene environment for leisurely strolls and outdoor activities. Additionally, it is well-placed for easy access to the market towns of Darlington and Barnard Castle, making it perfect for those who appreciate both rural charm and urban amenities.

Offered for sale with no onward chain, this apartment presents an excellent opportunity for first-time buyers, investors, or anyone seeking a peaceful retreat in a beautiful location. With its blend of historical charm and modern living, this property is not to be missed.









- No onward chain
- Suited to a variety of buyers
- Allocated parking bay to the rear
- Newly decorated and carpeted
- Walking distance to village shop,doctor's surgery etc.
- Village setting, just off the village green,
- Intercom entry system
- Easy access to the market towns of Darlington & Barnard Castle
- Grade II listed building



## TENURE

The property is leasehold held on a 999 year lease dating from 1987
Ground Rent: £50.00 payable 1st April annually
Service Charge: £2,173.00 per annum reviewed annually before 1st April
(Includes £181.00 towards decorating of the outside of the building, building insurance, repairs to the roof if needed,
maintaining the communal entrance and cleaning and structural repairs to the outside of the building if needed.)

## GENERAL INFORMATION

Tenure: Leasehold
Services: electric central heating, mains electric, water and drainage.
Double glazing
Local Authority: Durham County Council (Tax Banding A)

## 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.

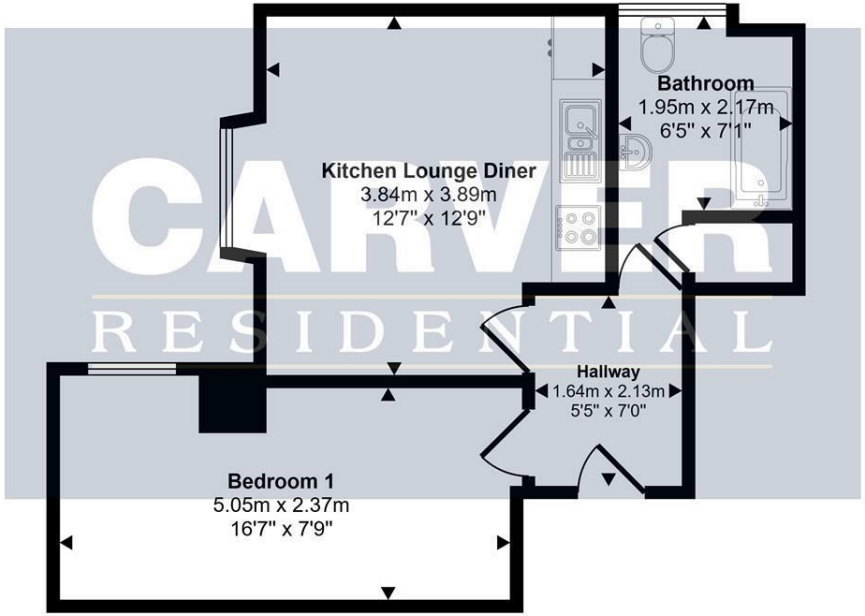
## Property Size

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. conservatory, garage)



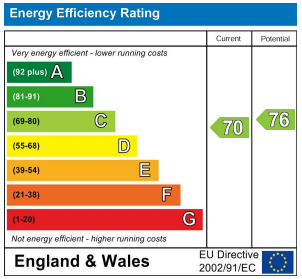







Floorplan

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
430.00 sq ft





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.

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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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