



26 Rymers Court, Darlington, DL1 2GB.

We are acting in the sale of the above property and have received an offer of £65,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

**\*\* REDUCED \*\* GROUND FLOOR APARTMENT \*\* NO ONWARD CHAIN \*\* ALLOCATED PARKING \*\* GOOD TRANSPORT LINKS\*\* DESIRABLE LOCATION \*\***

Smith and Friends have pleasure in bringing this spacious two bed apartment to the market. Situated in a modern apartment block in the ever popular Haughton Village area of Darlington, the property lies close to local amenities including shops, pub and supermarket. Good transport links to the A66, A1(M) and train station are within easy reach.

In our opinion the property will suit a variety of purchasers including making an ideal investment opportunity. Early viewing is recommended.

Please Note: Council tax band B. Leasehold basis. EPC Band C  
ground rent approx £200 per year  
Service charge currently £141 per month  
Lease is 999 years from 2006 = 980 years remaining.  
Please contact Smith & Friends - Darlington

## Rymers Court, Darlington, DL1 2GB

**2 Bed - Apartment**

**£65,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Leasehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

In brief the apartment comprises of a spacious hallway, well proportioned open plan kitchen and lounge/diner, two good sized bedrooms, en-suite and bathroom.

## EXTERNALLY

There are shared gardens to the front of the property and an allocated parking bay to the rear.

## HALLWAY

### LOUNGE

13'4 x 12'8 into bay window (3.96m'1.22m x 3.66m'2.44m into bay window)



### KITCHEN

9'8 x 5'10 (2.74m'2.44m x 1.52m'3.05m)



### BEDROOM

10'8 x 9'8 (3.05m'2.44m x 2.74m'2.44m)

### EN-SUITE SHOWER ROOM

7'0 x 3'6 (2.13m'0.00m x 0.91m'1.83m)

### BEDROOM

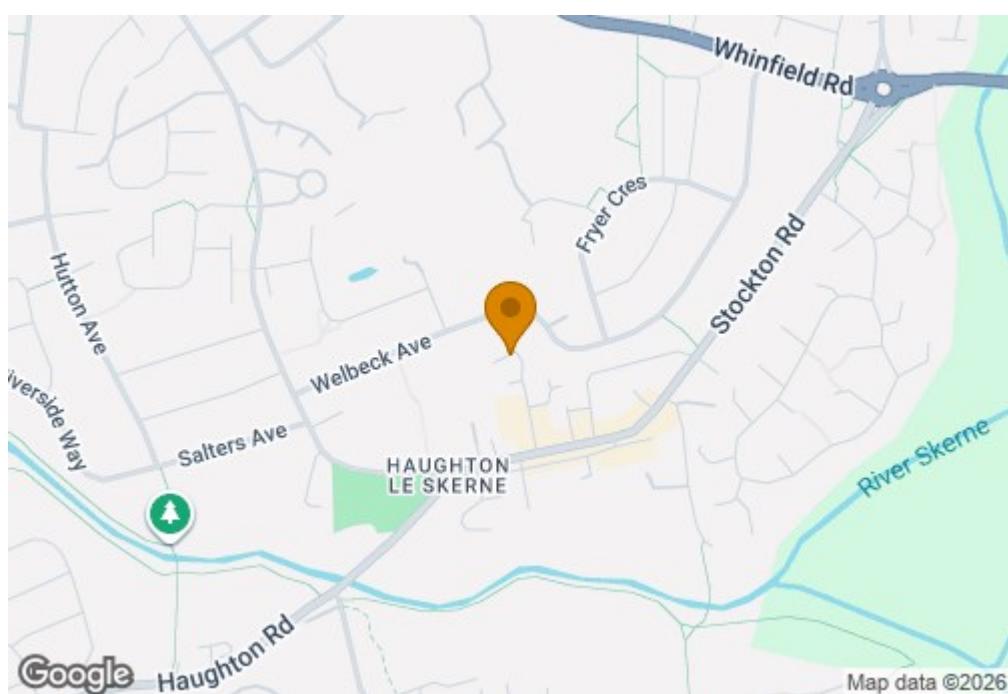
9'10 x 6'8 (2.74m'3.05m x 1.83m'2.44m)

### BATHROOM/W.C.

7'0 x 5'6 (2.13m'0.00m x 1.52m'1.83m)



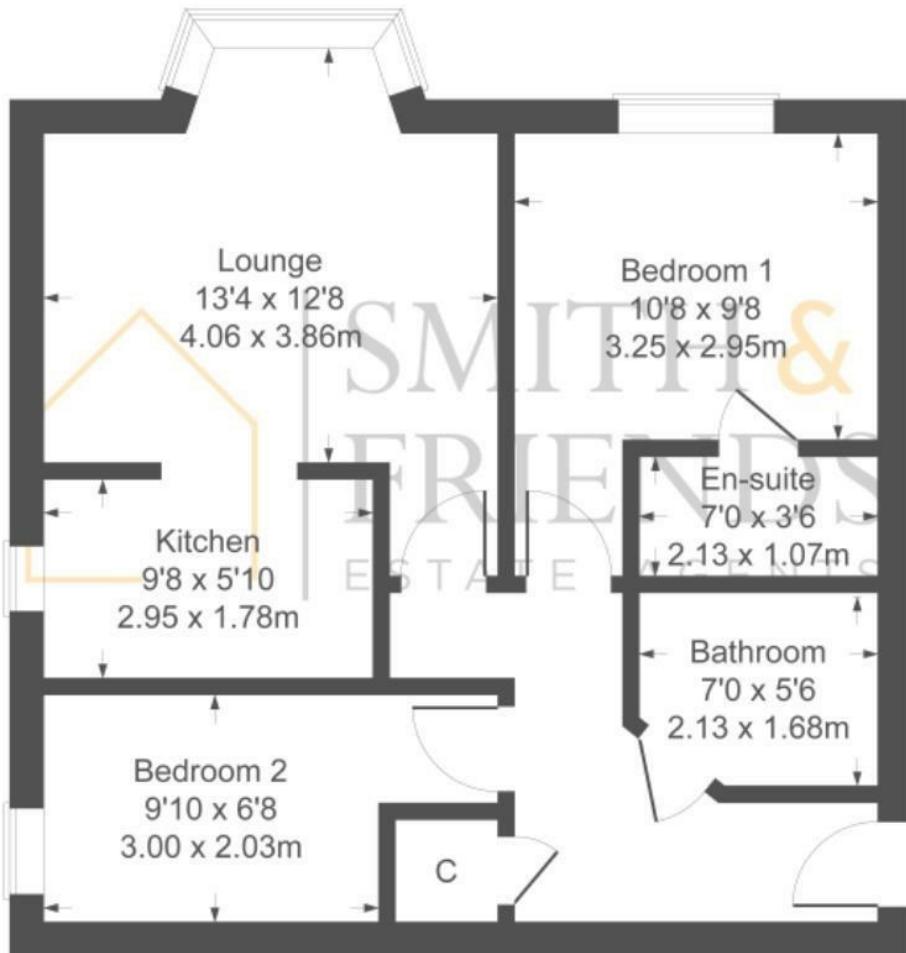
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# Rymers Court

Approximate Gross Internal Area  
581 sq ft - 54 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(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		

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