

CARVERS

SALES & LETTINGS

Hawkshead Place

Newton Aycliffe, DL5 7DQ

Offers in the region of £85,000

Apartment

2

1

1

Offered for sale with NO ONWARD CHAIN this first floor 2 double bedroom apartment features a spacious entrance hallway with built-in storage cupboards, living/dining room with "Juliet" balcony, fitted kitchen, principal bedroom with "Juliet" balcony, a second double bedroom and a bathroom/WC with overhead electric shower. Externally there is an allocated car parking space. Warmed by gas central heating with uPVC double glazing the property would suit the needs of a wide range of potential buyers.









- First floor apartment
- Dual aspect living/dining room
- Principal double bedroom with “Juliet” balcony
- Bathroom/WC with overhead electric shower
- Immediate vacant possession with no onward chain
- Large entrance hallway with built-in storage cupboards
- Fitted kitchen
- Second double bedroom
- Allocated car parking space
- Ideal starter home or BTL investment

Agents Notes

Tenure:- Leasehold
Mains gas, (central heating to radiators), electricity & drainage
uPVC double glazing throughout
Council Tax:- Band A
Local Authority:- Durham County Council
125, year Lease commencing 2007 / 125, years remaining
Approximately 105, years remaining on existing Lease
Service Charge:- Approximately £70pcm

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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 and/or garage)







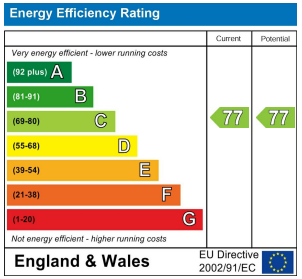


Approx Gross Internal Area
57 sq m / 612 sq ft



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
624.00 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.

63 Dalton Way, Newton Aycliffe, County Durham, DL5 4NB 01325 320676 aycliffe@carversproperty.co.uk