



11 Ropner Gardens

Middleton St George, Darlington, DL2 1FB



Robin Jessop

A STUNNING TWO BEDROOM PENTHOUSE APARTMENT IN AN EXCLUSIVE DEVELOPMENT

- Stunning Penthouse Apartment
- Two Ensuite Double Bedrooms
- Private Lift Access
- 3 Acres of Communal Landscaped Gardens
- Allocated Parking
- Viewing by Appointment Only
- Guide Price: £250,000 - £275,000

SITUATION

Teesside Airport 2.5 miles, Yarm 6.5 miles, Darlington 7 miles, A1(M) Interchange at Stapleton 8 miles, A19 Interchange at Crathorne 10 miles, Teesside 13 miles, Northallerton 21 miles, Durham 24.5 miles, Leeds Bradford and Newcastle airports are both an hour's drive. Darlington and Northallerton have train stations with intercity links (All distances are approximates).

11 Ropner Gardens is located in the pleasant village of Middleton St George. The property is well positioned to access the range of services and amenities including a range of shops, pubs, restaurants, cafes, transport links and medical facilities.

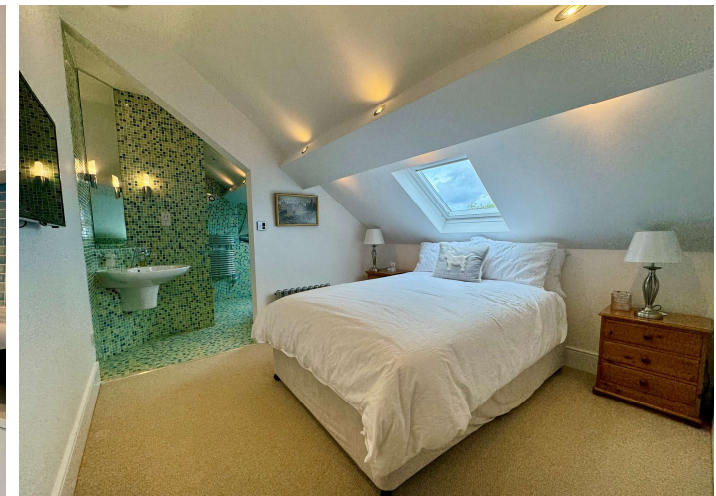
The property is a short drive from the traditional market towns of Darlington, Yarm and Northallerton where there is a much wider range of services, amenities and transport links including a mainline trainline to London, Newcastle and Edinburgh.

The location also provides transport links to the A1(M) and A19 bringing Newcastle, Teesside, Leeds and York into a commutable distance.

DESCRIPTION

The property comprises a very well presented and individually designed penthouse apartment, which is located on the prestigious Ropner Gardens development. The development extends to a number of high end apartments and family homes set in around 3 acres of communal landscaped gardens with a sweeping drive and number of mature trees providing a private and peaceful entrance to the property.

The main building is accessed by the front door which leads to a communal lobby area. The penthouse is accessed via the large open staircase or the lift which offers private access directly into the apartment.



The kitchen, dining and living room is located at the front of the apartment and is the heart of the property offering a relaxing and contemporary feel. The kitchen area provides a range of integrated appliances, granite work tops and cupboard space.

The lobby also leads to the principal bedroom which is a large space with a freestanding bath, ensuite and dressing room. The ensuite also features a shower with sauna function. The rest of the property also features another ensuite double bedroom, W.C. and useful office space, which is ideal for working from home. The property is complemented by plenty of storage.

Throughout, the property benefits from a number of large windows which offer a light and airy environment. These windows also offer fantastic views over the communal gardens and towards the Cleveland Hills.

Externally, the property has allocated parking with plenty of additional parking for visitors and is set within 3 acres of communal gardens.

The property will appeal to a number of buyers from those looking to downsize, low maintenance but modern apartment, 'lock up and leave' or as an investment property.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

Offers

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

Money Laundering Regulations

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

Method of Sale

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

Tenure

Leasehold and a Share of the Freehold

Service Charge

Approx £2,000 per annum

Council Tax

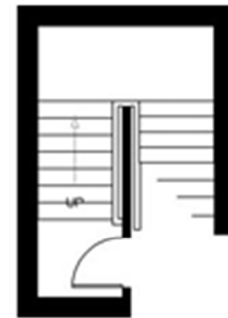
Band E

Services

Gas Fired Central Heating, Mains Water, Mains Drainage, Mains Electric



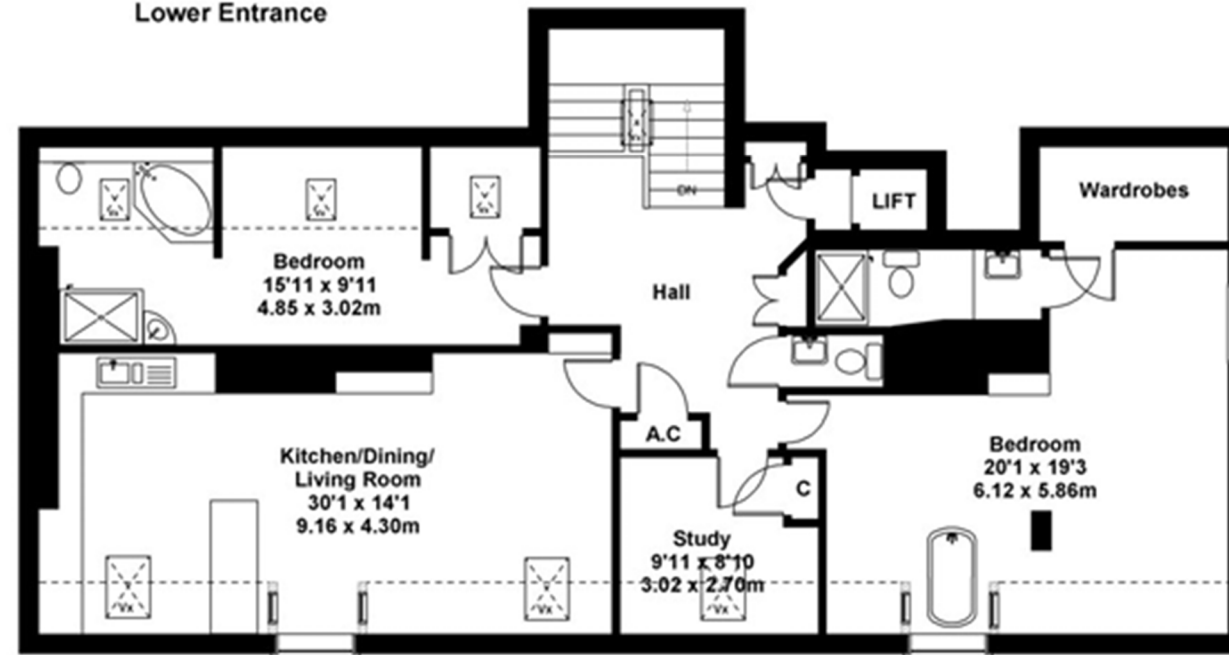
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Lower Entrance

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Approximate Gross Internal Area
1,555 sq ft - 145 sq m



Upper Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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