



31 Fairweather Court, Darlington, County Durham, DL3 7TS

We have great pleasure in offering for sale this well proportioned One Bedroomed Second Floor Apartment, conveniently situated within this retirement development close to Darlington's town centre. Fairweather Court is situated just off Larchfield Street and is peaceful retirement development where residents must be over the age of 60 years of age.

Offering independent living with the additional benefit of a communal residents lounge where there are regular activities to participate in. The development also benefits from from having an on site estate manager and there are emergency alarms within each apartment which are linked to a careline 24 hours a day.

The accommodation is available with no onward chain, and is in ready to move into order, briefly comprising: Reception Hallway with generous cupboard providing storage, Lounge/Diner with Juliet balcony and window overlooking St Augustines Day Centre, and is light and airy with feature fireplace and electric fire, the Kitchen is a good size and well planned, again overlooking the front aspect, and is fitted with a range of maple effect units and integrated appliances, the Bedroom is also a good size with window to the front aspect and the benefit of fitted mirrored wardrobes, and the Shower Room/wc has been refitted with a double shower cubicle.

Externally, there are communal gardens.

Maintenance charges do apply - please contact the office for further information.

RECEPTION HALLWAY

Generous storage cupboard housing the water tank.

LOUNGE/DINER

11'1" x 18'1" (3.38m x 5.51m)

Light and airy room with Juliet balcony and window overlooking St Augustines Day Centre, feature fireplace with electric fire, and electric wall heater.

KITCHEN

6'8" x 9'8" (2.03m x 2.95m)

Fitted with a range of maple effect wall, floor and drawer units, work preparation surfaces, stainless steel sink with mixer tap, tiled surrounds, integrated electric oven and hob, and double glazed window to the front aspect.

BEDROOM

8'10" x 18'9" (2.69m x 5.72m)

Double glazed window to the front aspect, electric heater, and fitted mirrored wardrobes.

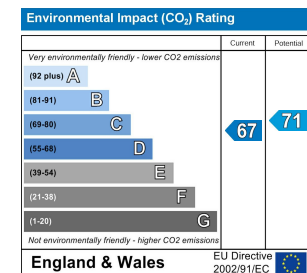
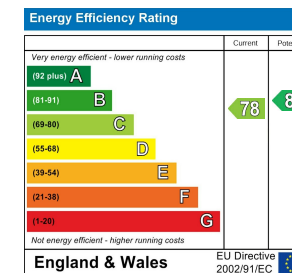
SHOWER ROOM/WC

Double shower cubicle, w/c, handbasin in vanity cupboard with light above, and shaver point.

EXTERNALLY

There are communal gardens.





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.



