



98 GLAISDALE COURT, DARLINGTON, DL3 7AE

Offers In Excess Of £110,000

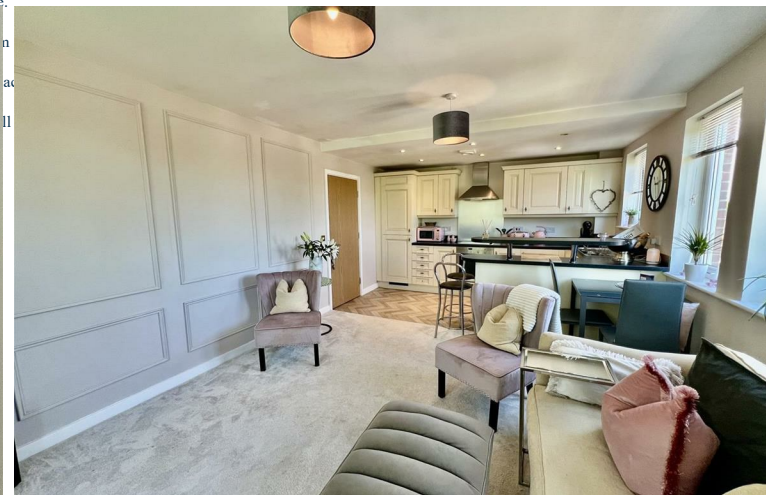
Occupying the top floor of this sought-after development in Darlington's highly desirable West End, this beautifully presented two-bedroom penthouse apartment offers stylish and spacious living with panoramic views from every window.

Tastefully decorated throughout by the current owner, the apartment is finished to a high standard and is ready to move straight into. The building benefits from lift access, making it ideal for a wide range of buyers.

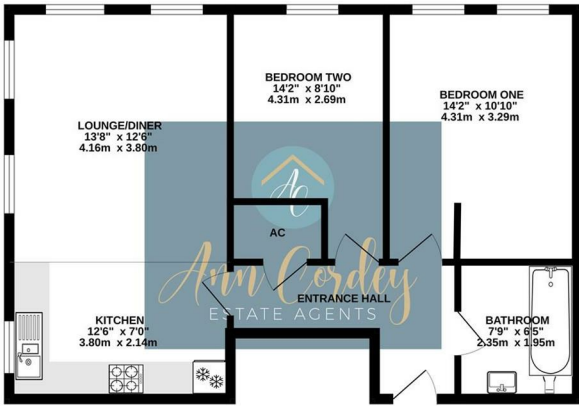
The internal layout briefly comprises: welcoming entrance hallway, generous master bedroom with fitted wardrobes, and a well-appointed bathroom/WC featuring attractive tiling and paneling, a bath with overhead shower, WC, and hand basin. The second bedroom is also a good-sized double, offering flexibility for guests or home working.

The heart of the home is the open-plan living area, which combines a bright and spacious lounge, space for dining, and modern fitted kitchen. The kitchen is equipped with a range of contemporary wall, floor, and drawer units, complemented by contrasting work surfaces.

Set within walking distance of Darlington town centre and local amenities—including the highly regarded Queen Elizabeth Sixth Form College—Glaisdale Court is ideally located for those seeking a peaceful yet well-connected lifestyle.



GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



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TOTAL FLOOR AREA: 671 sq.ft. (62.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used to rely on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.

