



*Ann Cordey*  
ESTATE AGENTS

2 The Pines Greystones Drive, Darlington, DL3 9TN

£215,000





## 2 The Pines Greystones Drive, Darlington, DL3 9TN

Number Two The Pines is a first floor, three bedroomed apartment in a very exclusive building of two apartments. The location is tranquil surrounded by beautiful communal gardens and mature trees whilst also having the convenience of being within walking distance of the parade of shops at Cockerton and towards Darlington's town centre. There are also regular bus services and excellent transport links.

The self contained apartment has an external staircase to the entrance door and you are welcomed into a generous hallway which leads to all of the accommodation. The lounge and dining area is very spacious and has dual aspect views of the grounds. The kitchen has been refitted and comprises of a modern range of cream cabinets with complementing worksurfaces and integrated appliances. The master bedroom has a Juliet balcony , a second double bedroom has ensuite facilities and bedroom three is currently used a separate dining room and French doors that open onto a lovely balcony which is a pleasant spot to sit and enjoy views of the communal garden. These bedrooms are serviced by a bathroom/WC which also has a shower.

The property has a 999 year lease with 979 years remaining and a yearly fee is paid to the management company (details of the amount is available within our office). The property is in ready to move into order and woul suit a variety of purchasers. Warmed by gas central heating and fully double glazed there is one allocated parking space.

TENURE: Leasehold  
COUNCIL TAX: E

### RECEPTION HALLWAY

An external staircase leads to the entrance door which opens into a large and welcoming reception hallway. The hallway has a tiled floor and two built in storage cupboards.

### LOUNGE

25'3" x14'2" (7.70 x4.32)

The lounge and dining area is L shaped and dual aspect with a window to the front and side taking in views of the communal grounds.

### KITCHEN

11'11" x 9'0" (3.65 x 2.75)

The kitchen has been refitted with an ample range of cream wall, floor and drawer cabinets and complemented by the warm tones of the wood effect worksurfaces and a textured sink. The integrated appliances include a NEFF electric oven and a gas hob. There is also plumbing for an automatic washing machine. The room has been finished with tiled surrounds and overlooks the side aspect.

### BEDROOM ONE

11'4" x 10'9" (3.47 x 3.28)

A generous master bedroom and is dual aspect with a juliet balcony to one side and a window to the other.

### BEDROOM TWO

16'0" x 10'4" (4.89 x 3.16)

A second generous double bedroom with a velux window to the front and boasting ensuite facilities.

### ENSUITE

With a single shower cubicle with mains fed shower, WC and handbasin.



**BEDROOM THREE**  
**11'6" x 10'5" (3.52 x 3.18)**

The third bedroom is currently used as a dining room. It has sliding patio doors which open onto a balcony seating area which overlooks the communal grounds to the front.

**BATHROOM/WC**

The bathroom comprises of a white suite which includes a panelled bath with over the bath shower, pedestal handbasin and WC.

**EXTERNALLY**

The property is accessed via a private road and sits in tranquil mature grounds with well maintained lawns and established trees. There is a balcony which has space to sit out on and enjoy the nicer weather and views of the gardens. There is one allocated parking space and visitor car parking is available.



GROUND FLOOR  
2446 sq.ft. (227.2 sq.m.) approx.



TOTAL FLOOR AREA: 2446 sq.ft. (227.2 sq.m.) approx.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
79					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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.



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