



Ann Cordley
ESTATE AGENTS

29 Appleby Close, Darlington, DL1 4AJ
Offers In The Region Of £89,950



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An immaculately presented ground floor apartment is offered for sale with no onward chain and is ready to move into order. The accommodation is generous throughout and is tastefully decorated in neutral palettes.

The open plan lounge, dining and kitchen area is well proportioned and is a light and airy space overlooking the front aspect. There are two double bedrooms, the master bedroom boasts a walk-in dressing room. These are both serviced by an upgraded Shower Room/WC with mains fed shower, and again finished with modern styling.

The property is on the ground floor of an apartment block of four floors and has secure intercom access to the communal hallway and staircase. There is access to the front and rear of the property from the communal reception hallway. The location within the Eastbourne area of Darlington is very convenient for the local shops and amenities of the area along with excellent road and rail links. Darlington's train station is literally on the door step and the town centre and the DL1 leisure complex are both a walk away.

The apartment is a lovely example of a property of its type and will suit a wide variety of purchasers. Warmed by gas central heating and being fully double glazed.

TENURE: Leasehold

COUNCIL TAX: B

COMMUNAL ENTRANCE

With secure intercom access.

RECEPTION HALLWAY

Leading to all of the accommodation and having a built in storage cupboard housing cylinder water tank.

LOUNGE

25'7" x 11'2" (7.80 x 3.42)

The lounge is a good size and a pleasant space with two windows to the front aspect the space can easily accommodate a dining table and is open plan to the kitchen.

KITCHEN

9'9" x 6'7" (2.98 x 2.02)

The kitchen is fitted with an ample range of beech effect work surfaces which are complimented with a dark walnut effect work surfaces with stainless steel sink unit. The integrated appliances include an electric oven and gas hob there is also a built in dishwasher and plumbing for an automatic washing machine. The floor is laminate and there is a window to the front aspect.

BEDROOM ONE

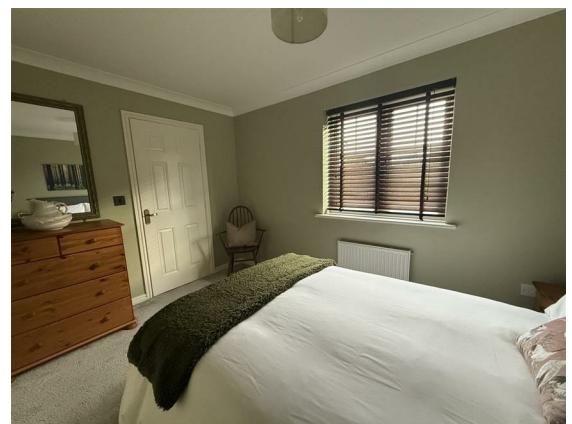
12'4" x 8'7" (3.78 x 2.62)

The principal bedroom is a good sized double room and overlooks the rear aspect and also benefits from a walk in dressing room.

DRESSING ROOM

7'5" x 5'11" (2.28 x 1.82)

with fixed clothes rails and carpeted floor.



BEDROOM TWO

8'4" x 7'11" (2.56 x 2.43)

A second double bedroom also to the rear aspect.



SHOWER ROOM/WC

Upgraded and modern styling with a large walk-in shower cubicle with mains fed shower. There is a handbasin and WC and the room has been finished with easy to maintain wall panelling and there is a heated towel rail and window to the rear. The room also benefits from underfloor heating.

EXTERNALLY

The apartment block is at the head of a cul-de-sac and has paved parking to the front and lawns to the rear. The property has a designated parking space which is quite handy and close to the entrance door.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(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		
<i>Not energy efficient - higher running costs</i>					
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.

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