



Ann Cordey
ESTATE AGENTS

29 Appleby Close, I
Offers In Th

29 Appleby Close, Darlington, DL1 4AJ

An immaculately presented ground floor apartment is offered for sale with no onward chain and in 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 over looking 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 it's 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 off 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 and electric oven and gas hob there is also a built in dishwasher and plumbing for an automatic washing machine. The floor is tiled 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 over looks 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.

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.

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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