



**** LARGE SCALE TOP FLOOR APARTMENT ** ** WEST END LOCATION **
**** IMMENSE OPEN PLAN LIVING ** ** THREE DOUBLE BEDROOMS ** ** SUMPTUOUS INTERIOR DESIGN ******

We have pleasure in marketing this truly impressive stunning, luxurious three bedroom top floor apartment located to the West of Darlington and within walking distance of Cockerton village. Easy reach of the town centre and A1(M) linking the North and South.

It will suit the needs of a variety of buyers and we have no hesitation in recommending an internal viewing to appreciate the size, versatility and architectural flair. There are sash windows, inset lighting throughout and a Nest heating system.

In brief the accommodation comprises of a large entrance reception which gives a fabulous first impression with the Walnut flooring running through from the hall into the lounge and kitchen. The open plan is immense and perfect to entertain family and friends. The eye catching feature archway also includes mood lighting. The light and airy, yet cosy lounge enjoys views to the front and the beautifully appointed kitchen is a 'must see' with an excellent range of modern units, solid work surfaces and integrated appliances comprising of electric induction hob with chrome chimney style cooker hood, double electric oven, fridge/freezer, dishwasher and washer dryer. There are three well dressed double bedrooms all in excellent decorative order complimented by a luxurious bathroom with four piece suite comprising of a panelled bath, separate shower cubicle, wash hand basin, w.c. and under floor heating.

Externally there is allocated parking to the front and a communal garden.

Please Note: The new owner will own the Freehold (20% share with 4 other owners). The flat itself is leasehold with 142 years left on the lease.

Service charge - £22 pcm
 Ground rent - £150 per annum
 Sink fund - £40 pcm (for larger jobs)

Council Tax Band B

Staindrop Road, DL3 9AE

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MAIN ENTRANCE HALL

ENTRANCE HALLWAY

LOUNGE

16'8x15' (5.08mx4.57m)

KITCHEN

15'7x12'5 (4.75mx3.78m)

BATHROOM/W.C.

13'6x9'7 (4.11mx2.92m)

BEDROOM

13'6x10'3 (4.11mx3.12m)

BEDROOM

14'8x9'7 (4.47mx2.92m)

BEDROOM

14'8x11'11 (4.47mx3.63m)

FRONT EXTERNAL

COMMUNAL GARDEN AREA



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Staindrop Road
 Approximate Gross Internal Area
 1407 sq ft - 130 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(1-40)	G		
Not energy efficient - higher running costs			
		73	73

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-90)	B		
(80-80)	C		
(55-65)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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