

Glaisdale Court, DL3 7AE
2 Bed - Apartment
Starting Bid £60,000

Council Tax Band: B
EPC Rating: C
Tenure: Leasehold

SMITH & FRIENDS
ESTATE AGENTS









Glaisdale Court, DL3 7AE

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR A BUY-TO-LET ***

This lovely two-bedroom apartment on the first floor of the popular Glaisdale Court development, right in the heart of Darlington's prestigious West End. With the benefit of secure intercom entry, a lift for easy access, and your own allocated parking space, this home offers both comfort and convenience.

The property briefly comprises of; Entrance Hall, Open-Plan Living / Dining / Kitchen, Two Bedrooms and a Family Bathroom.

Externally, the property has an allocated parking bay with communal gardens surrounding the block of apartments.

For commuters, the location is hard to beat—Darlington's mainline train station is close by, offering direct links to London, Newcastle, and other major destinations, while the A1(M) and A66 are also within easy reach. Whether you're a first-time buyer, downsizing, or looking for a smart investment, this apartment has plenty to offer.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

AUCTION STARTING BID: £70,000







Entrance Hall
6'5" x 7'1" (1.98m x 2.18m)

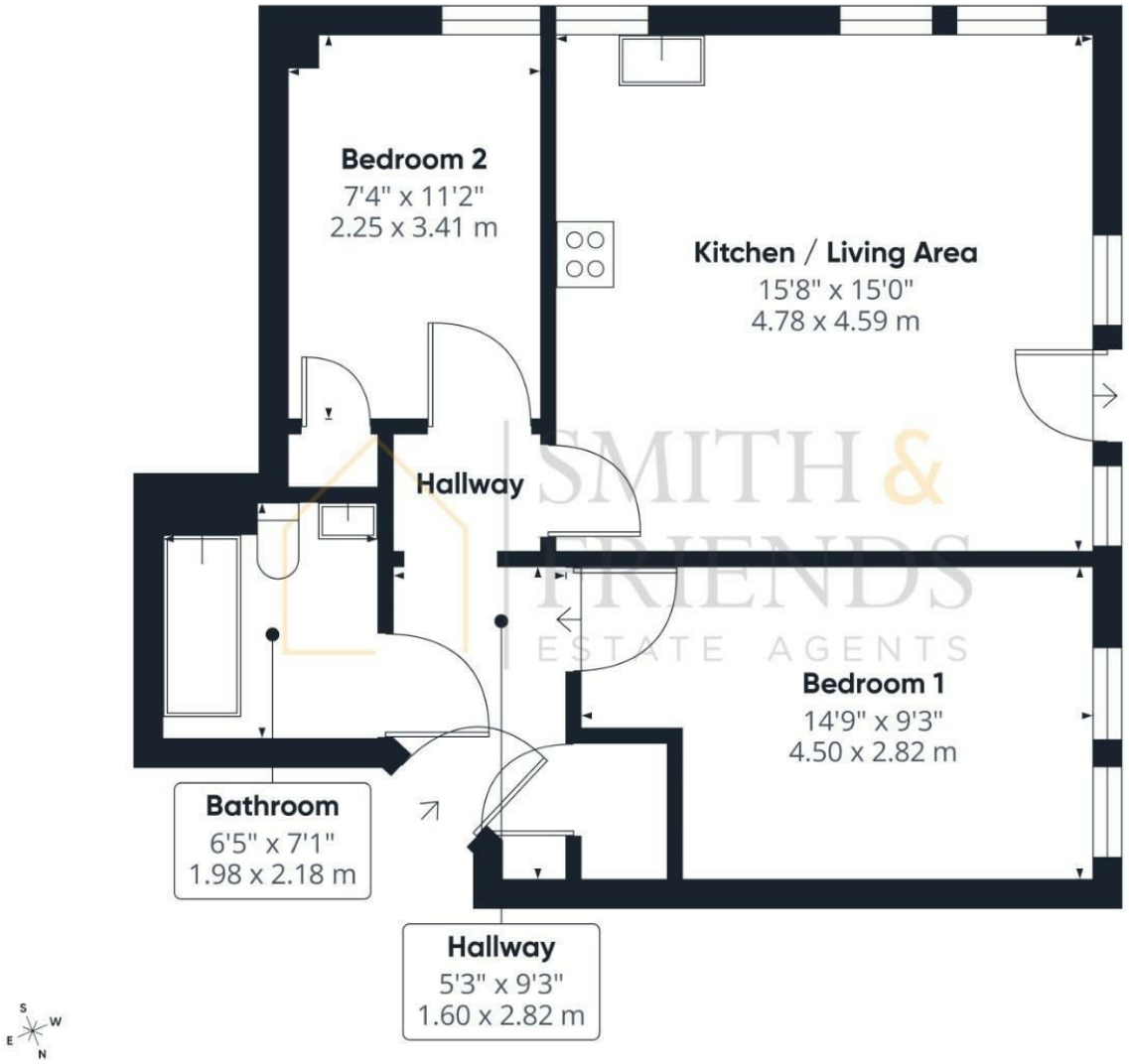
Open-Plan Kitchen/Living/Dining
15'8" x 15'0" (4.78m x 4.59m)

Bedroom 1
14'9" x 9'3" (4.50m x 2.82m)

Bedroom 2
7'4" x 11'2" (2.25m x 3.41m)

Family Bathroom
6'5" x 7'1" (1.98m x 2.18m)

AUCTIONEERS COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack
fee. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.



Approximate total area(1)

568 ft²

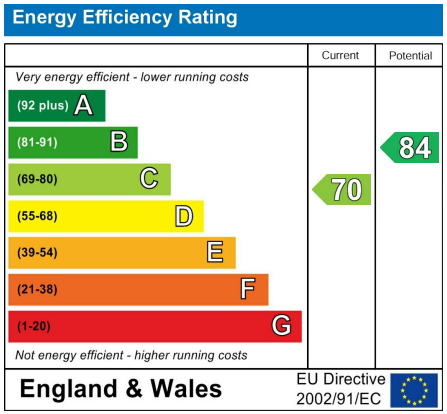
52.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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