



## **27 Squires Court, Darlington Offers In The Region Of £75,000**

Offered For Sale with NO ONWARD CHAIN a superb opportunity has arisen to acquire a first floor apartment situated on a retirement living development within the ever popular Cockerton Village. Conveniently situated within walking distance of a host of amenities including shops, a library, Doctors surgery and a variety of take away restaurants. With fine views overlooking the beautifully maintained communal gardens in brief the property is comprised of a welcoming entrance hallway, lounge, kitchen, a double bedroom and bathroom. The retirement development offers residents a range of facilities including an emergency call system, a house manager, a residents lounge, laundry and guest room for the use of visitors. Externally the property benefits from beautifully maintained and immaculately presented communal gardens and an allocated off road car parking space. We would recommend viewings at the earliest opportunity to avoid disappointment.



## 27 Squires Court, Darlington

### General Remarks

A first floor one bed roomed apartment  
Communal landscaped gardens  
Care line system and house manager  
Residents lounge, laundry room and guest room  
Electric central heating  
Council Tax band C  
Exclusively for those over the age of 55

### Location

Squires Court is situated within the highly desirable Cockerton Village. Conveniently situated with in walking distance of a variety of amenities including shops, library, Doctors Surgery, butchers and a number of take away restaurants. The property is on the main bus route with regular services to Darlington's Town centre where you will find a greater range of amenities.

### Communal Areas

The pleasant communal area is comprised of a hallway with a lift to the first floor, a residents lounge, guest room and laundry

### Entrance Hallway

The entrance hallway is decorated in neutral tones and benefits from a large cupboard providing useful storage.

### Kitchen

7'7" x 6'3"

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a tiled floor, a wood framed double glazed window and an integrated electric oven and a hob with an overhead extractor hood. Double glazed doors lead in to the lounge..

### Living Room

21'11" max x 10'7"

The pleasant living room offers fine views overlooking the beautifully maintained communal gardens. Tastefully decorated in neutral tones and benefiting from a wood

effect fire place with marble hearth and insert and an electric fire. Wooden double glazed doors lead to the Juliette balcony.

### Bedroom

9'2" x 12'5"

A double bedroom decorated in neutral tones benefiting from a built in wardrobe providing useful storage and a wood framed double glazed window.

### Bathroom

5'6" x 6'6"

The bathroom is fitted with a suite comprising of a panelled bath with overhead shower, a low level WC and a wash hand basin inset into a vanity unit. The bathroom benefits from vinyl flooring, tiled walls a vanity mirror and an extractor fan.

### Externally

Externally the property benefits from immaculately maintained and beautifully presented communal gardens and an allocated car parking space providing off road car parking.

