



country properties
village properties
town homes
barn conversions
building plots

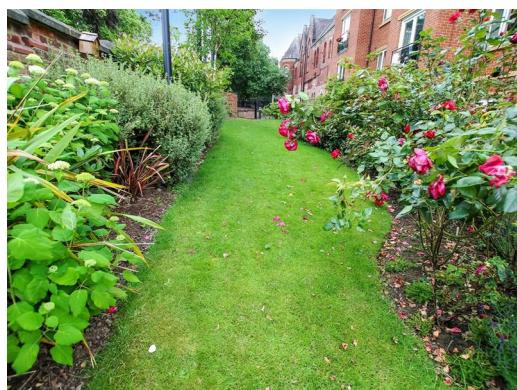
Trinity Road
Darlington, DL3 7BF

Offers over £100,000

NICK & GORDON
CARVER
RESIDENTIAL

Swinden Court offers stylish living of similar apartments, located within the popular WEST END of town, this purpose built GROUND FLOOR apartment is exclusively for those aged 55 and over, a perfect choice for your retirement, fully equipped and finished to a high standard. The apartment offers a welcoming hallway with large storage cupboard/utility, a well appointed living/dining room having double French doors opening to private patio, perfect to enjoy the summer sunshine, the kitchen is fitted with a range of units with integrated appliances, the master bedroom offers walk-in cupboard with the addition of mirrored wardrobes, and a modern shower room/WC. Residents also benefit from a social lounge, as well as a guest suite that is perfect for visitors, a dedicated house manager and a 24 hour emergency call system. Outside, you will discover beautiful landscaped gardens, with patio area, also having allocated parking bay.





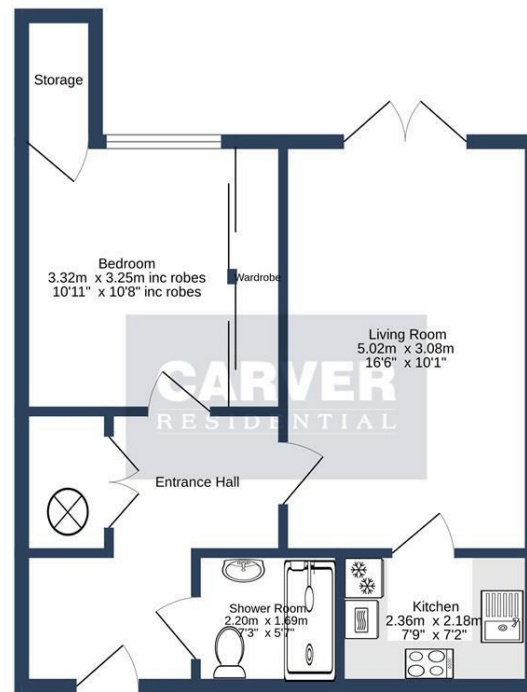
GENERAL INFORMATION:

Services: mains electric, water and drainage.
pvc Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)

TENURE

The property is leasehold held on a 999 year lease
Service Charge: £2.616 per annum

- GROUND FLOOR APARTMENT
- PRIVATE REAR PATIO
- FITTED KITCHEN WITH APPLIANCES
- GUEST SUITE
- SMALL PET ALLOWED
- SECURE INTERCOM ENTRY SYSTEM
- 24/7 CALL SYSTEM
- WEST END LOCATION
- PARKING BAY
- DEDICATED CARE MANAGER



GROUND FLOOR
43.2 sq.m. (465 sq.ft.) approx.

SWINDEN COURT, DARLINGTON, DL3 7BF

TOTAL FLOOR AREA: 43.2 sq.m. (465 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk