



GSC GRAYS

PROPERTY • ESTATES • LAND



## Apartment 3, Teesdale House, Galgate

Barnard Castle, County Durham, DL12 8EZ

Guide Price £160,000



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## Situation & Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School.

## Description

A luxury apartment placed in a town centre location with accommodation briefly comprising: communal entrance with stairs/lift rising to the first floor, access to apartment 3, hallway, open plan living/dining/kitchen, two bedrooms and a bathroom. Externally, there is a communal garden and bin store.

## Accommodation

Door leading to:

### Communal Entrance

With access to communal store room where each apartment enjoys their own lock up. There are doors leading off to the ground floor properties along with both a staircase and lift rising to the first floor where the entrance to apartment 3 is located.

### Hallway

A spacious hallway with doors leading off to the accommodation.

### Living/Dining/Kitchen

13'7" x 16'8" (4.15 x 5.08)

A bright open plan room with a large dormer picture window to the rear. There are a variety of fitted wall and base units, contoured work surface, sink with mixer tap and drainer, space for fridge/freezer, cupboard housing boiler and an integral electric hob, oven and extractor hood.

### Bedroom One

10'2" x 16'10" (3.09 x 5.14)

A spacious double bedroom with two velux windows flooding the room with natural light.

### Bedroom Two

7'1" x 12'4" (2.15 x 3.77)

With velux window.

### Bathroom

The bathroom has been finished to a modern standard and includes a bath with electric shower over, WC, pedestal wash hand basin and electric wall mounted mirror.

### Externally

To the exterior, Apartment 3 enjoys the benefit of a communal garden area and bin store.

### Services

Mains electricity, drainage, water and gas. Gas fired central heating.

### Warranty

The developer will sell the apartment with a 10 year warranty from the date of sale completion.

### Tenure

The property is believed to be offered leasehold, with a share of the freehold. There is no ground rent payable. A service charge will be payable, once all apartments are sold, but the residents will have input as the apartment is offered with a share of the freehold.

### Local Authority

Durham County Council Tel: 03000 26 00 00.

### Council Tax

The property is yet to be rated for council tax purposes.

### Viewings

Strictly by appointment via GSC Grays.

Tel: 01833 637000



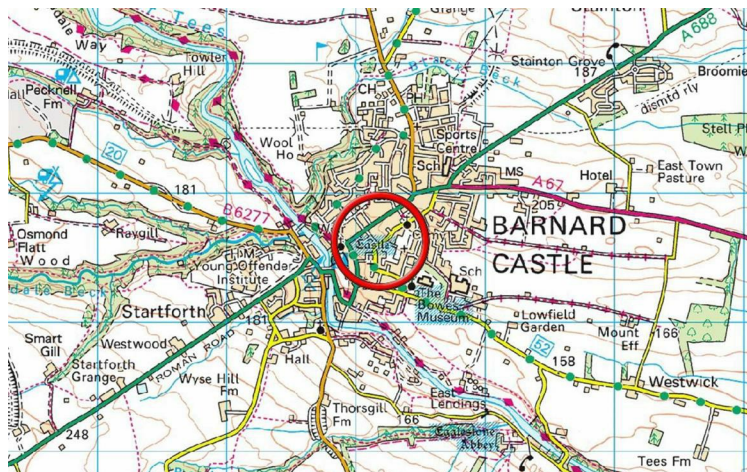
## Particulars

Particulars written and photographs taken May 2018.

### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



## Road Map



## Hybrid Map

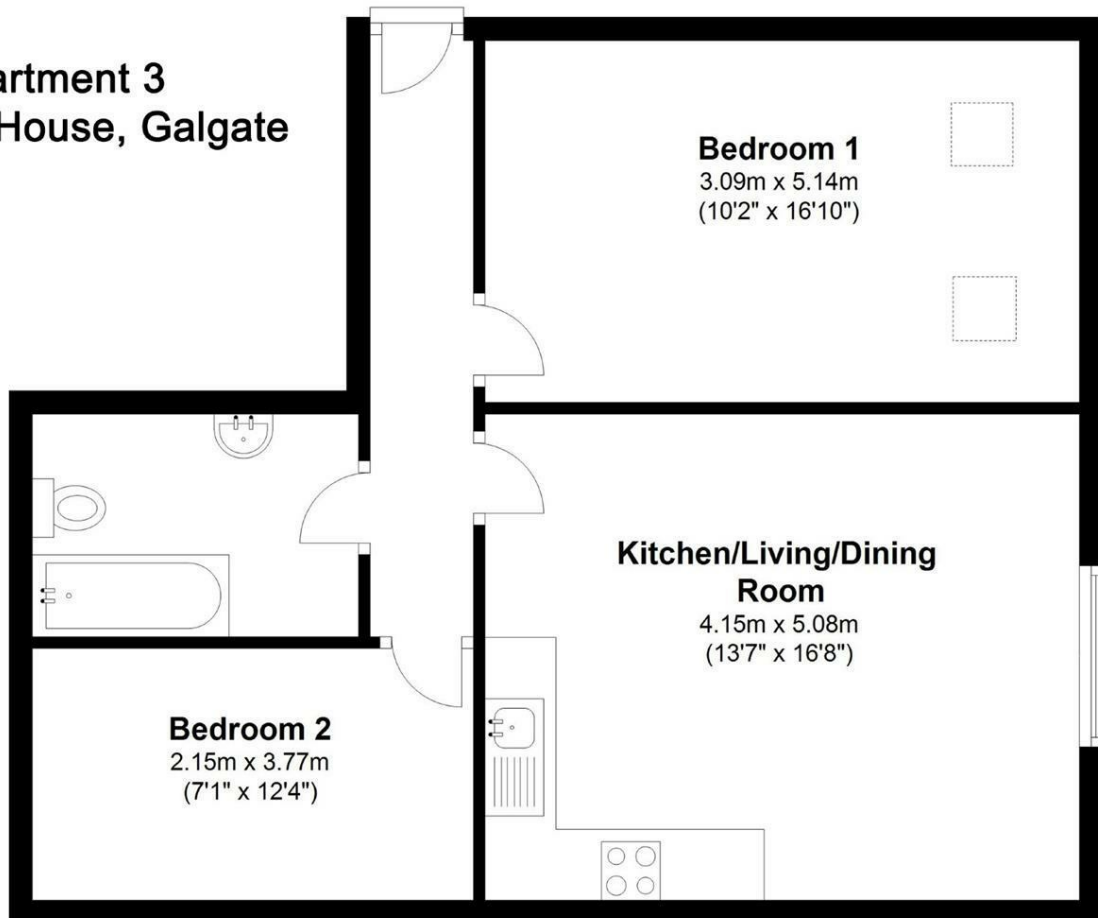


## Terrain Map



## Floor Plan

### Apartment 3 Teesdale House, Galgate



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

## Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

