



42 FAIRWEATHER COURT, DARLINGTON, COUNTY DURHAM, DL3 7TS

Offers In The Region Of £50,000

This ONE BEDROOM Second Floor Apartment, is conveniently situated within a modern development close to Darlington's town centre. Fairweather Court is situated just off Larchfield Street and provides peaceful accommodation where you have to be over the age of 60 years to be able to reside at the property.

Offering independent living with the additional benefit of a communal residents lounge where there are



The apartment is situated on the second floor, and accessed by a lift. Available with no onward chain and in ready to move into order. Offering well proportioned space. The location is ideal for easy access to Darlington town centre and all of the shops and amenities.

The communal lounge is a great way to meet people and get involved with the activities there, and the shared gardens can be enjoyed by all the residents.

In addition there is a laundry room and a guest bedroom where visitors can stay over when visiting friends or relatives.

COMMUNAL HALLWAY

Secure entrance leading into communal hallway, with lifts to all floors. Access to laundry room and communal lounge.

RECEPTION HALLWAY

Spacious and welcoming hallway with a large walk-in storage cupboard. Access to all of the accommodation.

LOUNGE

21'06" x 10'08" (6.55m x 3.25m)

Generous living space, light and bright with a UPVC window to the side aspect and an electric feature adds interest and a cosy glow to the room.

KITCHEN

7'01" x 6'01" (2.16m x 1.85m)

Well appointed with an ample range of Light Oak effect cabinets and work surfaces with stainless steel sink unit. The integrated appliances include electric oven, electric hob with extractor hood and under counter fridge. The room has been finished with ceramic tiled surrounds and laminate flooring.

BEDROOM

16'02x9'02 (4.93mx2.79m)

Spacious bedroom with storage provided by the built in bi-fold mirrored wardrobes. Light floods in from the upvc window to the side.

BATHROOM/WC

Fitted with a modern white suite to include bath, with fitted panel matching the built in vanity unit that the hand basin is concealed within. In addition there is an electric shower and screen and low level WC. The room is finished with ceramic tiled surrounds with an electric heated towel rail.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

EXTERNALLY

The development is situated just off Larchfield Street and is positioned within well maintained communal gardens offering electric charging for motability scooters. There is a garden bench to sit and enjoy the plants and trees to the established borders.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

