

# 9 LOW MILL

BARNARD CASTLE
COUNTY DURHAM, DL12 8JN

GFW.

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## APPROXIMATE MILEAGES

Bishop Auckland 14 miles - Darlington 16 miles
Durham 24 miles

## PROPERTY SUMMARY

A well presented and neutrally decorated, two-bedroom ground floor apartment benefitting from allocated parking and a courtyard to the rear. Situated in a convenient position close to the town centre of Barnard Castle. The property would suit a variety of purchasers, and is available with no onward chain.

**GUIDE PRICE £125,000**





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## Location

Barnard Castle is an historic market town providing a range of shopping, educational and recreational facilities including The Witham which provides the town with a café along with hosting a range of events.  Often referred to as the gateway to Teesdale, there are many renowned beauty spots close at hand along with access to the Lake District, Swaledale and North Yorkshire Moors.

For the commuter the A66, A67 and A1 (M) provide links with the major commercial centres of the North East. Darlington Main Line Railway Station and Teesside International Airport offer further communications with the rest of the country.

## The Property

9 Low Mill is a light and well presented two bedroom, ground floor apartment located in a pleasant development, set close to the centre of Barnard Castle. The property benefits from an allocated parking space, an open plan courtyard to the rear, and is available with no onward chain.

The property is entered via a wooden door, leading directly into the bright and spacious reception room. The traditional sash window to the front of the property floods the room with natural light.

The kitchen offers a range of base and wall mounted units, with white marble effect worktops over. There are undercounter voids for a fridge and washing machine, as well as space for a free-standing cooker. A stainless steel sink is located in front of the sash window, with the boiler located to the side. There is ample space to the rear of the kitchen for dining furniture, and a useful storage cupboard.

Both bedrooms are located to the rear of the property, with the master being a well proportioned double. The second bedroom would also suit a nursery or home office, and both bedrooms benefit from sash windows to the rear, enjoying views of the courtyard.

The accommodation is completed by the family bathroom, comprising of a W/C, a wash hand basin and a bath with a shower over. The room is half tiled, with partial shower boarding to the walls and a sash style frosted window.

Externally, to the front of the property, there is one allocated parking space. To the rear of the property, there is an open plan flagged courtyard, which is a pleasant area for potted plants, or outdoor furniture.

## Tenure & Possession

It is understood the property is leasehold held on a 999 year lease which commenced on 1st April 1992 with a current service charge of £900 per annum, which contributes to the maintenance of the communal areas and the development in general. The property is understood to be offered with vacant possession upon completion.

## EPC Rating

This property has been certified with an EPC Rating of C/73.

## Local Authority

Durham County Council.
Council Tax Band B.

## Utilities

The property benefits from mains gas, electricity, water and drainage. The central heating system is powered by a gas fired combination boiler.

## Parking

There is an allocated parking space to the front of the property, Visitor parking is available within the complex.

## Characteristics

Broadband is not currently connected . Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

The property is located in a Conservation Area.

Holiday Lets are not permitted.

## what3words

Every three metre square of the world has been given a unique combination of three words.

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## Viewings

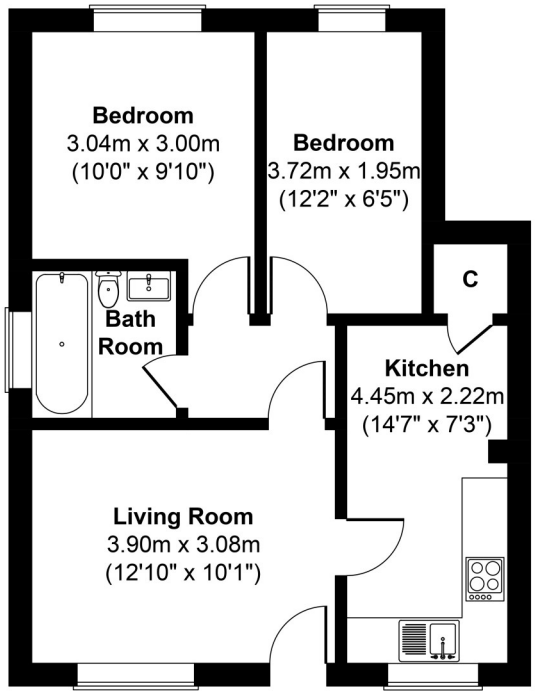
Viewings are strictly by prior appointment with GFW.

## Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.








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Total Area: approx. 49.0 sq. meter (527.4 sq. feet)

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 George F White by Vue3sixty Ltd

# FLOORPLAN

9 LOW MILL

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