

32 GROVE PARK

BARNARD CASTLE
COUNTY DURHAM, DL12 8EW

GFW.

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COUNTY DURHAM, DL12 8EW

APPROXIMATE MILEAGES

Bishop Auckland 16 miles - Darlington 17 miles - Durham 25 miles

PROPERTY SUMMARY

A well presented two bedroom first floor apartment within an over 55s development. Available with no onward chain.

GUIDE PRICE £65,000





0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk

The Area

Grove Park is situated in a popular area of Barnard Castle within walking distance of the town centre. Barnard Castle is an historic market town supporting a comprehensive range of shopping facilities, doctors' surgery, cafes, restaurants and recreational facilities.

There are many renowned beauty spots close at hand, beyond which can be found the attractions of North Yorkshire, the Lake District, Weardale and Northumberland as well as the East Coast.

The Property

32 Grove Park is a well presented first floor apartment, situated within an over 55s development and available with no onward chain.

The main entrance to the apartment leads into the reception hallway. The living room lies to the rear and is a well proportioned space, featuring an electric flame effect fireplace and French doors leading out to a balcony with views towards Galgate.

Leading off the living area is the kitchen, which is fitted with a range of base and wall mounted storage units, topped with a range of contrasting worktops which incorporate a stainless sink unit. There is space for a freestanding electric cooker, washing machine and fridge/freezer, as well as a breakfasting table.

The master bedroom is a well proportioned double to the side, featuring a range of fitted wardrobes, while the second bedroom is a good sized single.

The accommodation is completed by the bathroom which is fitted with a white suite comprising a low level WC, a wash hand basin and a panel enclosed bath with an electric shower over.

Tenure & Possession

The property is understood to be leasehold held on a 150 year lease beginning 1st August 1991 on a peppercorn rent.

The property is understood to be sold with vacant possession upon completion.

A service charge is payable on a monthly basis – this charge is £291.57 per calendar month to be paid on the 15th of every month. The service charge will meet the cost of: The estate manager on site 4 days a week, Anchor call is available 24 hours, external repainting/ decoration of communal areas, buildings reinstatement insurance, cleaning of communal areas/windows, lighting/ heating of communal areas, garden/









landscape maintenance, sundry costs, fire equipment maintenance, electrical and plumbing repairs, water rates.

There is a sinking fund charge of 2.5% of sale price payable to Anchor Hanover for every year of ownership.

EPC Rating

This property has been certified with an EPC Rating of D/66.

Local Authority

Durham County Council. The property is Council Tax Band C.

Utilities

The property benefits from mains electricity, water and drainage. The property is heated via electric storage heaters.

Note

In line with The Estate Agents Act 1979, we are required to inform any interested parties that the Seller is related to an employee of GFW.

Parking

There is unallocated parking available within the development.

Characteristics

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

what3words

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

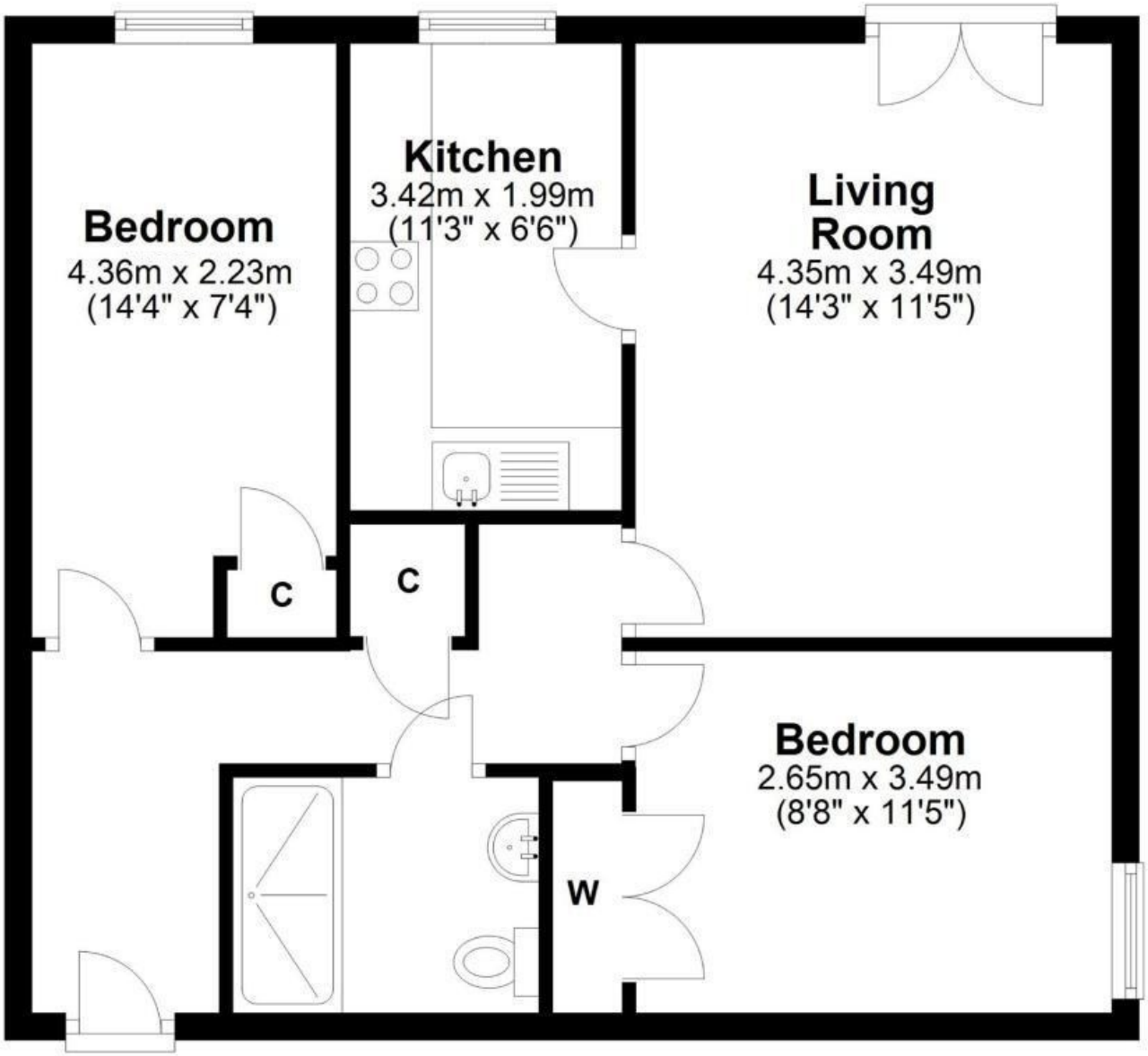
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Viewings

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.



FLOOR PLAN

22 GROVE PARK

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