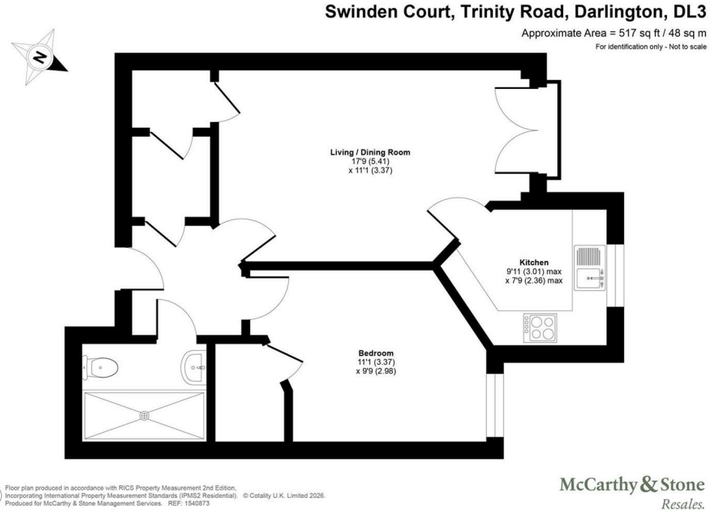
Excellent

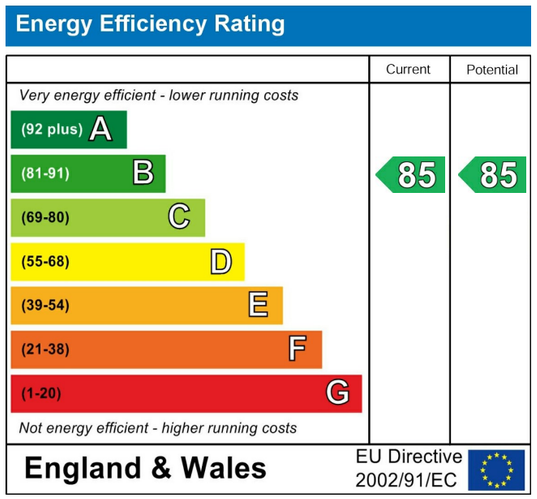
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Registered in England and Wales No. 10716544

The Property Ombudsman







## 5 Swinden Court

Trinity Road, Darlington, DL3 7BF

1 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 5 Swinden Court could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £125,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Spacious ground-floor one-bedroom retirement apartment
- Private patio accessed directly from the lounge
- Allocated parking space
- Generous lounge with dedicated dining space
- Modern fitted kitchen with integrated appliances
- Bosch fridge-freezer, oven and ceramic hob
- Spacious bedroom with TV and telephone points
- Fully tiled shower room with vanity unit
- Useful storage/airing cupboard
- 24-hour emergency response system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 5 Swinden Court, Darlington

1 | 1 | Asking price £125,000

## Development Overview
This modern Retirement Living development is situated in Darlington's prestigious West End, just half a mile from the bustling town centre and moments from leafy Stanhope Park.

Exclusively for the over 60s, the development comprises 34 stylish one and two-bedroom apartments, designed for comfortable, independent retirement living.

Residents can enjoy a welcoming communal lounge, beautifully maintained gardens, a guest suite for visiting friends and family, and car parking facilities. A dedicated House Manager and 24-hour emergency call system provide added peace of mind.

Darlington offers an excellent selection of shops, cafés, restaurants and leisure facilities, alongside its historic markets and excellent access to the beautiful Durham countryside, North York Moors and Pennines.

## Apartment Overview
This bright and spacious one-bedroom apartment offers well-presented accommodation, complemented by a private patio. The apartment faces south throughout, allowing lots of natural light into the apartment and is positioned closed to the homeowners lounge and main entrance, for added ease.

The welcoming entrance hall provides access to a useful storage/airing cupboard, bedroom and shower room, along with a 24-hour emergency response system for added peace of mind.

The generous lounge offers ample space for relaxing and dining, with patio doors opening directly onto the patio. The adjoining modern kitchen features contemporary fitted units, under-cabinet lighting and integrated appliances, including a Bosch fridge-freezer, oven and ceramic hob.

The bright and airy bedroom offers comfortable accommodation, while the fully tiled shower room features a shower cubicle, vanity unit with wash basin, WC and heated towel rail.

## Parking
This apartment has the benefit of its own allocated parking space.

## Social Lifestyle
The Communal Lounge is at the heart of the community at Swinden Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

## Landscaped Gardens
One of the main social hubs of Swinden Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

## Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £3,404.48 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## Leasehold information
Lease: 999 Years from 1st June 2018
Ground rent: £425 per annum
Ground rent review: 1st June 2033
Managed by: McCarthy and Stone Management Services

## Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.















