



Swain Court, Middleton St. George
Darlington



Offers in Region of £116,000



Swain Court

Middleton St. George, Darlington

Situated within the highly sought-after village of Middleton St George, this spacious first-floor apartment offers well-presented accommodation throughout and is ideally suited to first-time buyers, professionals, downsizers or investors.

Conveniently positioned close to a range of everyday amenities including a post office, local shops, doctor's surgery, pharmacy and regular bus routes, the property also benefits from excellent transport links, with Teesside International Airport just a short distance away.

Accessed via a private entrance with stairs leading to the first floor, the apartment comprises a welcoming landing, two generous double bedrooms with fitted wardrobes/storage, a spacious modern bathroom complete with a separate shower cubicle, and a superb open-plan living, dining and kitchen area creating an ideal space for both everyday living and entertaining. The contemporary kitchen is fitted with a range of wall and base units.

Externally, the property enjoys well-maintained communal gardens together with an allocated parking space.

- Spacious First Floor Apartment
- Open Plan Living, Dining & Kitchen Area
- Two Generous Double Bedrooms
- Modern Bathroom with Separate Shower Cubicle
- Allocated Parking & Communal Gardens
- Energy Performance Certificate: TBC



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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- *Evidence of title*
- *Standard searches (regulated local authority, water & drainage & environmental)*
- *Protocol forms and answers to standard conveyancing enquiries*

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Council Tax band: B

Tenure: Leasehold

Hallway

3'2" × 3'7" (0.98 × 1.09 m)

Landing

16'6" × 3'4" (5.05 × 1.02 m)

Kitchen/Living Area

12'9" × 29'9" (3.89 × 9.08 m)

Bedroom 1

15'4" × 8'10" (4.68 × 2.71 m)

Bedroom 2

9'0" × 12'3" (2.77 × 3.74 m)

Bathroom

5'10" × 11'5" (1.80 × 3.48 m)





COMMUNAL GARDEN

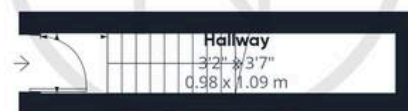
ALLOCATED PARKING

1 Parking Space





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Ground Floor

Approximate total area⁽¹⁾

758 ft²

70.5 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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