



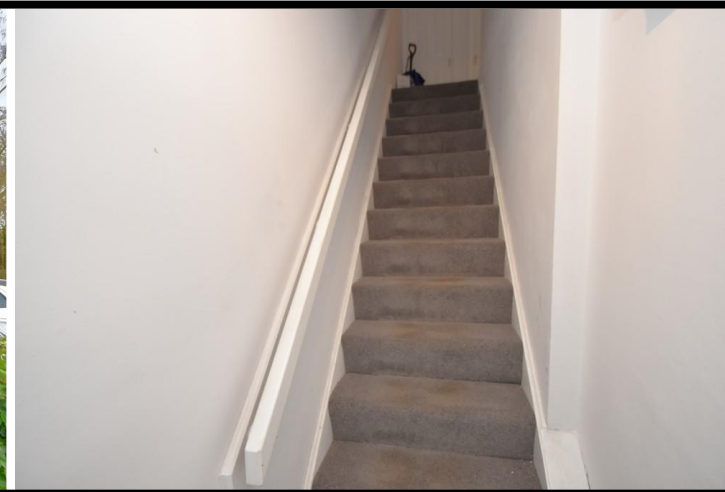
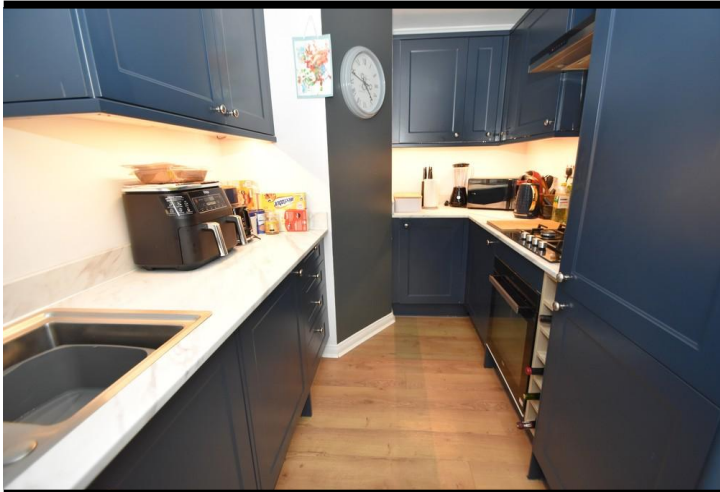
## Croft Court | Lanchester | Co. Durham | DH7 0JU

\*\*\* Purchasers must be aged 55 or over to buy this leasehold flat \*\*\*

Situated in the sought-after village of Lanchester, this charming first-floor flat boasts communal gardens and parking facilities. The property features an entrance hall with stairs leading to the first floor, a landing area with ample storage cupboards, and a lounge/diner with a half bay window. It also includes a contemporary fitted kitchen, a shower room with WC, and two bedrooms, one of which has fitted wardrobes. Benefits include gas combi central heating and uPVC double glazing. EPC rating C (76). The lease has 95 years remaining, and the flat falls within Council Tax band A. Virtual tours are available.

£89,950

- First-floor 2 bed leasehold flat, combined charge £229 per month.
- Only available to purchasers aged 55 or over.
- Located in the desirable village of Lanchester.
- Access to communal gardens and parking.
- Lounge/diner features a half bay window.



## Property Description

### ENTRANCE HALL

Glazed entrance door, stairs to the first floor.

### LANDING

Spacious landing with two large storage cupboards, loft access hatch with fixed pull-down ladder (part boarded for storage). Doors lead to the lounge, bedrooms and shower room/WC.

### SHOWER ROOM/WC

6' 3" x 6' 5" (1.92m x 1.98m) A white suite featuring a walk-in glazed enclosure with thermostatic shower, wash basin with base storage, WC, part tiled walls, chrome towel radiator and a uPVC double glazed window.

### BEDROOM 1 (TO THE FRONT)

10' 11" (maximum) x 9' 3" (3.34m x 2.84m) Fitted wardrobe, uPVC double glazed window and a single radiator.

### BEDROOM 2 (TO THE REAR)

6' 3" x 11' 0" (1.92m x 3.37m) uPVC double glazed window and a single radiator.

### LOUNGE

12' 11" x 11' 8" (3.96m x 3.56m) Laminate flooring, uPVC double glazed half bay window, single radiator, TV aerial point and a door leading to the kitchen.

### KITCHEN

7' 2" (maximum) x 11' 7" (2.20m x 3.55m) Finished in blue, wall and base units with soft closing doors and drawers, carousels to corner cupboards with LED lighting onto contrasting laminate worktops and upturns. Integrated fan assisted electric oven/grill, four ring gas hob, glass splash-back, extractor canopy over, integrated fridge/freezer, integrated washing machine, stainless steel sink with vegetable drainer and mixer tap, wall mounted gas combi central heating boiler, laminate flooring, uPVC double glazed window and a single radiator.

### EXTERNAL

There are communal gardens to be enjoyed by the residents which are maintained under contract and paid for out of the monthly charge.

### PARKING

There are non-specific private parking bays for residents to use.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating C (76). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

### SERVICE CHARGES

There is a monthly service charge which at the time of publication was £229 per month. This covers a number of services, including: buildings insurance, gas central heating boiler service and maintenance, window cleaning, the maintenance of the gardens, external grounds and lighting, buildings insurance and ground rent. Please make your own legal enquires for further information.

### TENURE

We understand that the property is leasehold. We understand that the ground rent is covered as part of the monthly service charge and that the 99 year lease began in December 2021 which currently has 95 years to run. We would recommend that any purchaser has this confirmed by their legal advisor.

### COUNCIL TAX

The property is in Council Tax band A.

### BROADBAND SPEEDS

According to Ofcom average download speed of the fastest package currently available at this postcode is Superfast 80 Mbs. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

### MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

### MINING

Co. Durham is a former mining area.

### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

### MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.





#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



## Tenure

Leasehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

FIRST FLOOR  
56.2 sq.m. (605 sq.ft.) approx.



TOTAL FLOOR AREA: 56.2 sq.m. (605 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

