

**AVAILABLE
TO VIEW**



MIDDLETON WOODS

SECURITY, INDEPENDENCE AND BEAUTIFUL SURROUNDINGS



APPROVED
OPERATOR

**29 MIDDLETON WOODS
A LUXURY ONE BEDROOM, FIRST FLOOR
APARTMENT WITH BALCONY, NORTH FACING
OVERLOOKING THE WOODLAND**



29 MIDDLETON WOODS

Offers in the region of—£155,000

Leasehold, service charge and event fees apply (see Key Facts for full details)

An attractively presented, luxury first floor, one bedroom modern apartment. It occupies a northern aspect overlooking the landscaped wooded area.

Accommodation: Hallway Living /Dining Room Modern Fitted Kitchen Double Bedroom
Bathroom Balcony to the front of the property

Please contact Caroline Soullier for further information
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MIDDLETON WOODS

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Apartment 29

An attractively presented, luxury first floor, one bedroom modern apartment. It occupies a northern aspect overlooking the landscaped wooded area.

Living Room 4.200m x 3.600m = 13'9" x 11'10"

The living room is light and airy with a double glazed, balcony door. This leads onto a sheltered, private balcony overlooking attractive woodland. Other features include fully fitted carpets, coving to ceiling, TV & Satellite aerial point, pendant lighting, radiator, raised double power points, telephone connection point and emergency call system. The living room is also designed to incorporate a dining area. The kitchen leads off from the living area.

Kitchen 2.750m x 1.880m = 9'0" x 6'2"

The kitchen houses modern fitted, pale wood units with chrome handles, pale marble effect laminate worktops, tiled effect non slip cushion flooring, brushed steel sink & mixer tap, integrated fridge freezer, washing machine, single oven, hob & extractor. There is recessed halogen lighting in the ceiling. There are plenty of double power points for electrical items.

Bedroom 4.200m x 3.050m = 13'9" x 10'0"

The double bedroom is fully carpeted with two generous built in wardrobe space. Other features include a double glazed window, telephone connection point, double power points, radiator and 24 hour emergency call system.

Bathroom 2.750m x 1.800m = 9'0" x 5'11"

The bathroom has a contemporary white suite, comprising a panel enclosed bath, a good sized, low access fully tiled shower unit, pale stone coloured tiles with an attractive trim, low level WC, heated towel rail, mirror and wall mounted unit. The flooring is an attractive stone effect, non slip, cushion flooring.

The hallway entrance has built in cupboards for storage as well as an additional hot cupboard that houses the water cylinder.

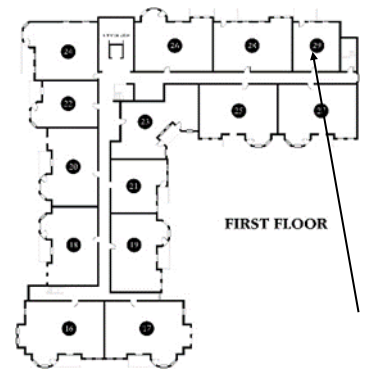
ADDITIONAL FEATURES

Heating by electric boiler with traditional thermostatically controlled low surface temperature radiators • Off peak hot water heating with day time top up when required
UPVC double glazed sealed units to all windows • Adjustable ventilators to all windows • Good levels of insulation • CCTV • 2 smoke detectors • Allocated car parking space • External lighting • Stairs and fully serviced lift to first floor apartments • Emergency Call system to Middleton Hall.

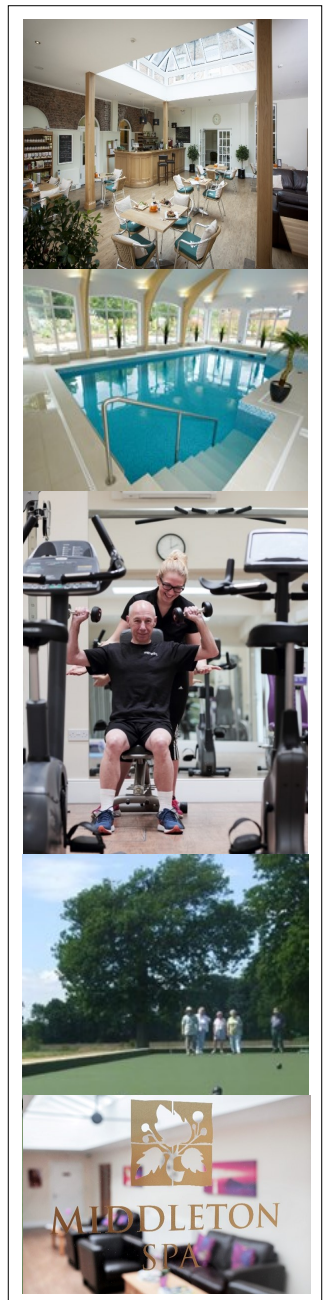
This property is offered as seen.

Clarification

These sale particulars have been prepared as a general guide to the property and Middleton Hall Retirement Village and must be read in conjunction with the Key Facts document detailing the service charge and other costs. Room sizes are approximate, taken between internal wall surfaces. Pictures are representative of Middleton Woods apartments, not of the specific apartment described. Every effort was made to ensure this information was accurate at time of going to print.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(68 - 80)	C		
(55 - 67)	D	70	71
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Middleton Hall Ltd

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