

AVAILABLE TO
VIEW


MIDDLETON WOODS
SECURITY, INDEPENDENCE AND BEAUTIFUL SURROUNDINGS


APPROVED
OPERATOR

**LUXURY TWO BEDROOM, GROUND FLOOR
APARTMENT WITH PATIO, WEST FACING
OVERLOOKING ATTRACTIVE WOODLAND**



6 MIDDLETON WOODS

Offers in the region of £265,000

Leasehold, service and event fees apply (see key facts for full details)

An attractively presented, luxury ground floor, 2 bedroom modern apartment offering an ideal living space for a couple or a single person. It occupies a west facing aspect overlooking attractive Woodland.

Accommodation: Hallway Living /Dining Room Modern Fitted Kitchen Two Bedrooms
En-suite Bathroom Additional Shower Room Patio to the front of the property

This property is offered with no onward chain.
Please contact Caroline Soullier for further information
tel: 01325 332207 or email: carolinesoullier@mhrv.co.uk

Apartment 6 82 m² = 882 sq ft

Apartment 6 is a luxury ground floor apartments it occupies a west facing aspect overlooking attractive woodland.

Living Room 5.914m x 5.335m = 19'5" x 17'6"

The living room is light and airy with a double glazed, patio door. This leads onto a sheltered, private patio overlooking the 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 2.250m x 3.350m = 7'5" x 11'0"

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

Master Bedroom 3.050m x 4.860m = 10'0" x 16'0"

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

2nd Bedroom 2.950m x 2.635m = 9'8" x 8'8"

The double bedroom is fully carpeted. Other features include a double glazed window, a double power point and radiator.

En-suite Bathroom 2.740m x 2.250m = 9'0" x 7'5"

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

Shower Room 1.450m x 2.250m = 4'9" x 7'5"

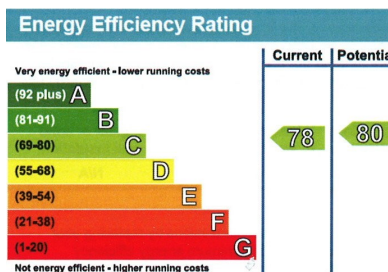
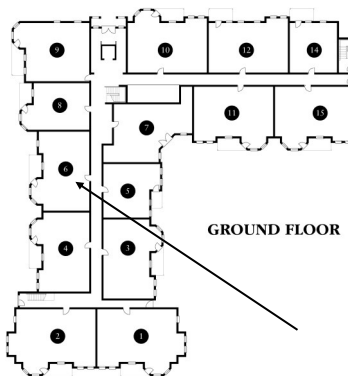
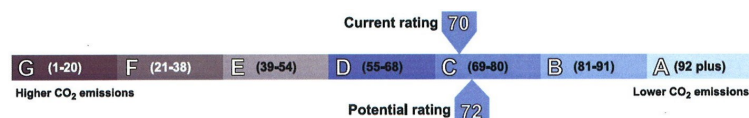
The shower room has a large shower, wash hand basin and low level WC and radiator.

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

ADDITIONAL FEATURES

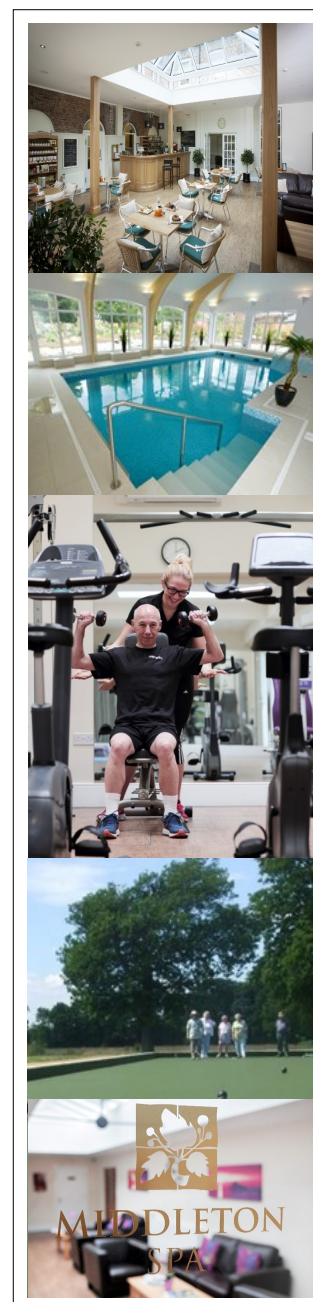
- Heating by electric boiler with traditional thermostatically controlled low surface temperature radiators
- Off peak hot water heating with day time top up when required
- UPVC double glazed sealed units to all windows
- Adjustable ventilators to all windows
- Good levels of insulation
- CCTV
- 2 smoke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

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.



Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham DL2 1HA
Tel: 01325 332207 Web: www.middletonhallretirementvillage.co.uk

Middleton Hall Ltd Registered in England & Wales No. 65737
Registered Office: Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HA

VAT Registration Number 915 8281 11



APPROVED OPERATOR